



Flat 67 Brookfield Road, Bexhill-on-Sea, East Sussex, TN40 1PN  
Immaculate 1 Bed Retirement Flat In Sought After Development £97,950 - Leasehold



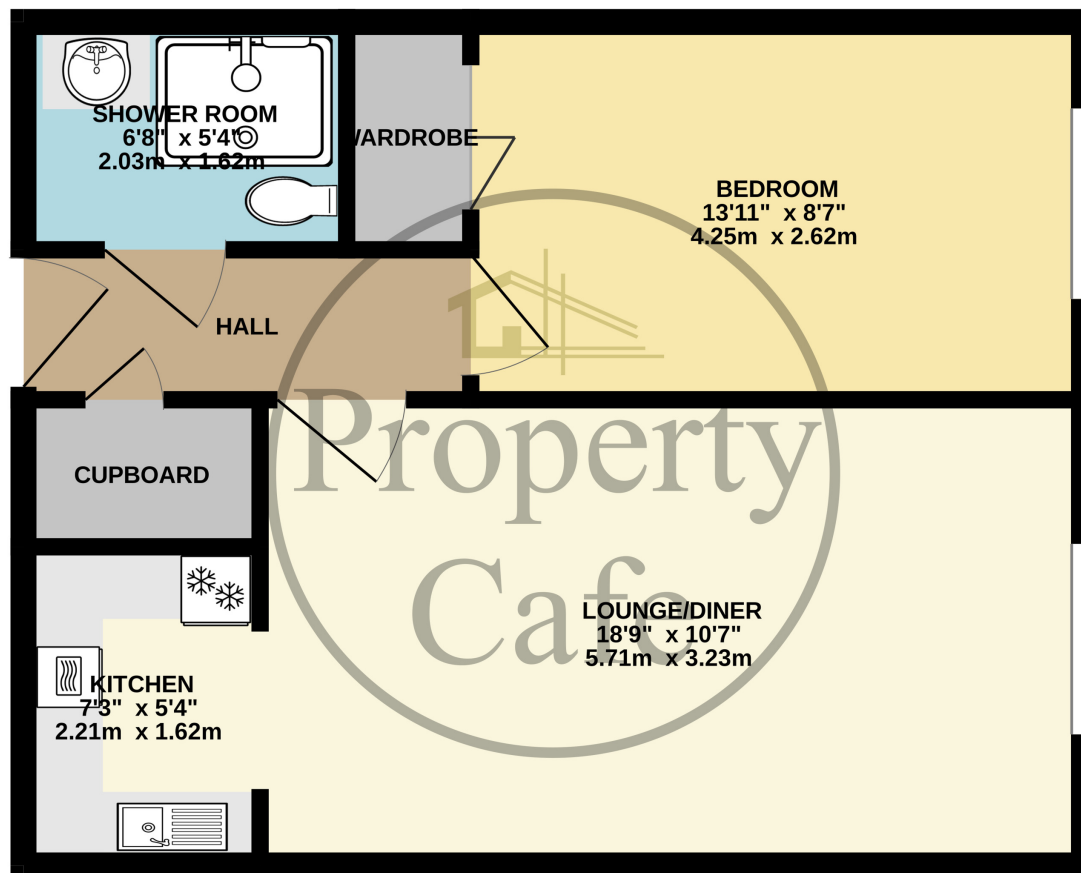




The Property Cafe is delighted to offer For Sale this well presented one bedroom second floor retirement flat forming part of a highly sought after retirement development (Over 55's) known as Homelawn House. As stated the apartment is well presented throughout & also enjoys pleasant views across the well maintained communal gardens towards the sea. The development is situated in a quiet peaceful location at the East end of the seafront within easy access to Bexhill Town Centre which offers many amenities as well as Ravenside Retail Park with its range of shopping facilities. This popular development is situated just off Bexhill's seafront and boasts a number of communal facilities such as communal lounge, laundry room, guest suites and a lift service to all floors. **The property itself comprises of : A well presented inner entrance hall, a large lounge-diner, semi-open plan fitted kitchen, double bedroom with ample storage and a modern re-fitted shower room/w.c. Viewing highly recommended by vendors sole agents.**



**2ND FLOOR APARTMENT**  
**463 sq.ft. (43.0 sq.m.) approx.**



TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bedrooms: 1  
Receptions: 1  
Council Tax: Band B  
Council Tax: Rate 1886.47  
Parking Types: None.  
Heating Sources: Electric.  
Electricity Supply: Mains Supply.  
EPC Rating: B (82)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTC.  
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Homelawn House Development caters for the over 55's with a house manager backed by a 24 hour careline system, a residents lounge with activities and communal laundry. There is also a guest suite available for visitors, subject to availability and at a cost per night. **The property comes with a remainder of a 99 years lease from 1 March 1987. The service charge is £3511.53 per annum and the ground rent £490.28 per annum. Council tax band: B.**





The property is situated adjacent to Bexhill's manicured seafront & promenade, offering stunning views across the communal grounds & out to the sea. Positioned close to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bed Retirement Apartment
- Double Bedroom With Fitted Wardrobes
  - Spacious Lounge-Diner
- Modern Fitted Semi-Open Plan Kitchen
  - Modern Refitted Shower Room
- Lovely Views Across Landscaped Grounds
  - Secure House Managed Development
  - 24 Hour Care Line Support Alarm

- Double Glazed & Electric Heating
- Lovely Landscaped Gardens & Grounds
  - Excellent Communal Facilities
  - Residents Lounge/Function Suite
  - Residents laundry & Guest Flat
  - Located Adjacent To the Seafront
  - Offered For Sale With NO CHAIN!!