



**Flat 2, 16e Henley Court, Woodsgate  
Park, Bexhill-on-Sea, East Sussex  
TN39 4DL**



## PROPERTY DESCRIPTION

CHAIN FREE. A well presented and modern one bedroom property situated at the rear of this four square building in the popular Woodsgate Park area. The accommodation comprises; entrance hall, ground floor cloakroom, lounge with large storage cupboard, modern kitchen area, first floor bedroom and modern bathroom. Outside there is gravel residents car park to the rear. EPC - C.

## FEATURES

- One Bedroom Maisonette
- Tucked Away At The Rear Of The Building
- Ground Floor WC
- Modern Bathroom
- Close To Bexhill Down
- Gravel Area To The Rear For Parking
- Ground Floor: Entrance Hall, WC, Lounge & Kitchen
- First Floor: Bedroom, Loft Access & Bathroom
- Chain Free
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via front door with double glazed insert, double glazed window to the side, ceiling coving, fuse box, wood panelling.

### WC

Double glazed frosted glass window, ceiling coving, extractor fan, wall mounted electric heater, low-level WC with wash hand basin.

### Lounge

15' 7" x 9' 1" (4.75m x 2.77m) Double glazed window to the rear, ceiling coving, large under stairs storage cupboard, television point, television point, wall mounted electric heater.

### Kitchen

9' x 5' 2" (2.74m x 1.57m) Ceiling coving, a range of laminated working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset for ring electric hob with extractor fan over, space for tall fridge freezer, space for washing machine, a range of matching wall and base cupboards, built-in electric oven.

### Landing

Airing cupboard housing hot water cylinder.

### Bedroom

14' 8" x 9' 1" (4.46m x 2.76m) Double glaze window to the rear, ceiling cover built-in wardrobe. built-in wardrobe.

### Bathroom

Double glazed frosted glass window to the rear, ceiling coving, access to loft space via hatch, and matching three-piece white suite comprising; panel bath with electric shower over and fitted screen, pedestal wash hand basin, low level WC, chrome towel rail.

### Outside

Behind the property is a gravel private parking area for the use of Henley Court residents and the property is surrounded by lawned communal gardens.

### NB

We have been advised of the following;

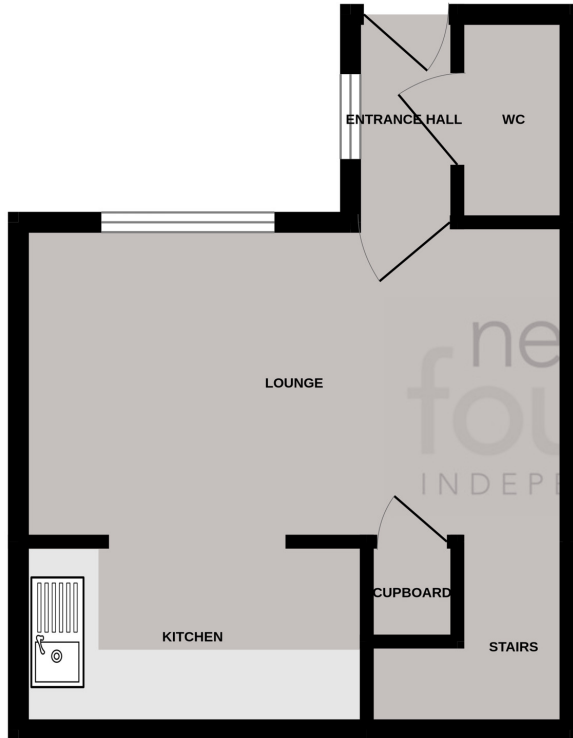
119 Year Lease

Service Charge - £96.98 per month which includes buildings insurance for 2025

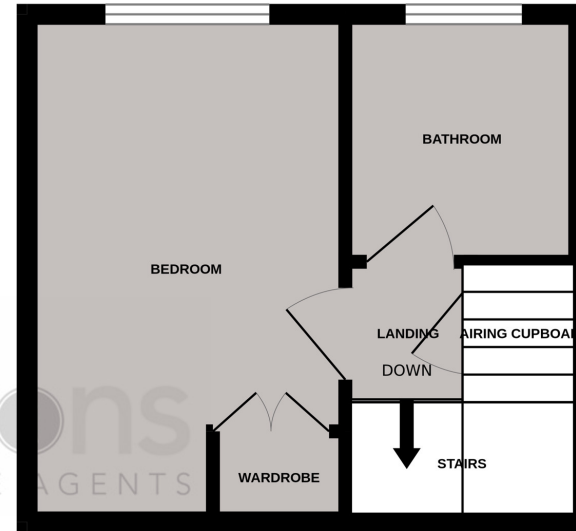
Ground Rent - £125 Per Annum

# FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>69</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

