



20 ISMAY LODGE, HEIGHTON CLOSE, BEXHILL ON SEA, EAST SUSSEX TN39 3UT  
OFFERS OVER £250,000 SHARE OF FREEHOLD





## COMMUNAL ENTRANCE

Accessed via communal door with security entry-phone system, stairs rising to all levels.

## ENTRANCE HALL

Accessed via private front door, coved ceiling, dado rail, two good sized storage cupboards, radiator, carpet as fitted.

## LIVING/DINING ROOM

23' 4" x 11' 8" (7.11m x 3.56m) A dual aspect room having double glazed windows to the side with sliding double glazed doors to the front opening onto the balcony, radiators, coved ceiling, carpet as fitted.

## BALCONY

Enclosed balcony with glass balustrade and metal rails, far reaching views over the communal grounds and beyond.

## KITCHEN

11' 8" x 7' 11" (3.56m x 2.41m) Double glazed window to the side, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating single drainer sink unit with mixer tap, fitted electric hob with extractor hood over, eye level double oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

## BEDROOM 1

10' 10" x 10' 9" (3.30m x 3.28m) Double glazed window to the rear with far reaching views to the sea, radiator, carpet as fitted.

## BEDROOM 2

10' 9" x 8' 11" (3.28m x 2.72m) Double glazed window to the rear with far reaching views to the sea, radiator, fitted wardrobe, overhead storage cupboards, carpet as fitted.

## BATHROOM

Fitted suite comprising panelled bath with mixer tap having shower unit over, vanity wash hand basin with mixer tap and storage below, tiled walls, heated towel rail.

## SEPARATE WC

Low level WC, dado rail, vanity wash hand basin with mixer tap and storage below, tiled splash-back.

## COMMUNAL GARDENS

The gardens are a particular feature of this property and are mainly laid to lawn with various shrubs trees and bushes.

## GARAGE

Located en-bloc, insulated and accessed via up and over door.

## AGENTS NOTES

Lease: 114 years remaining

Service Charge: £2,568.90 per Annum to include general maintenance, water, window cleaning, building insurance

Council Tax Band C

EPC Rating C

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

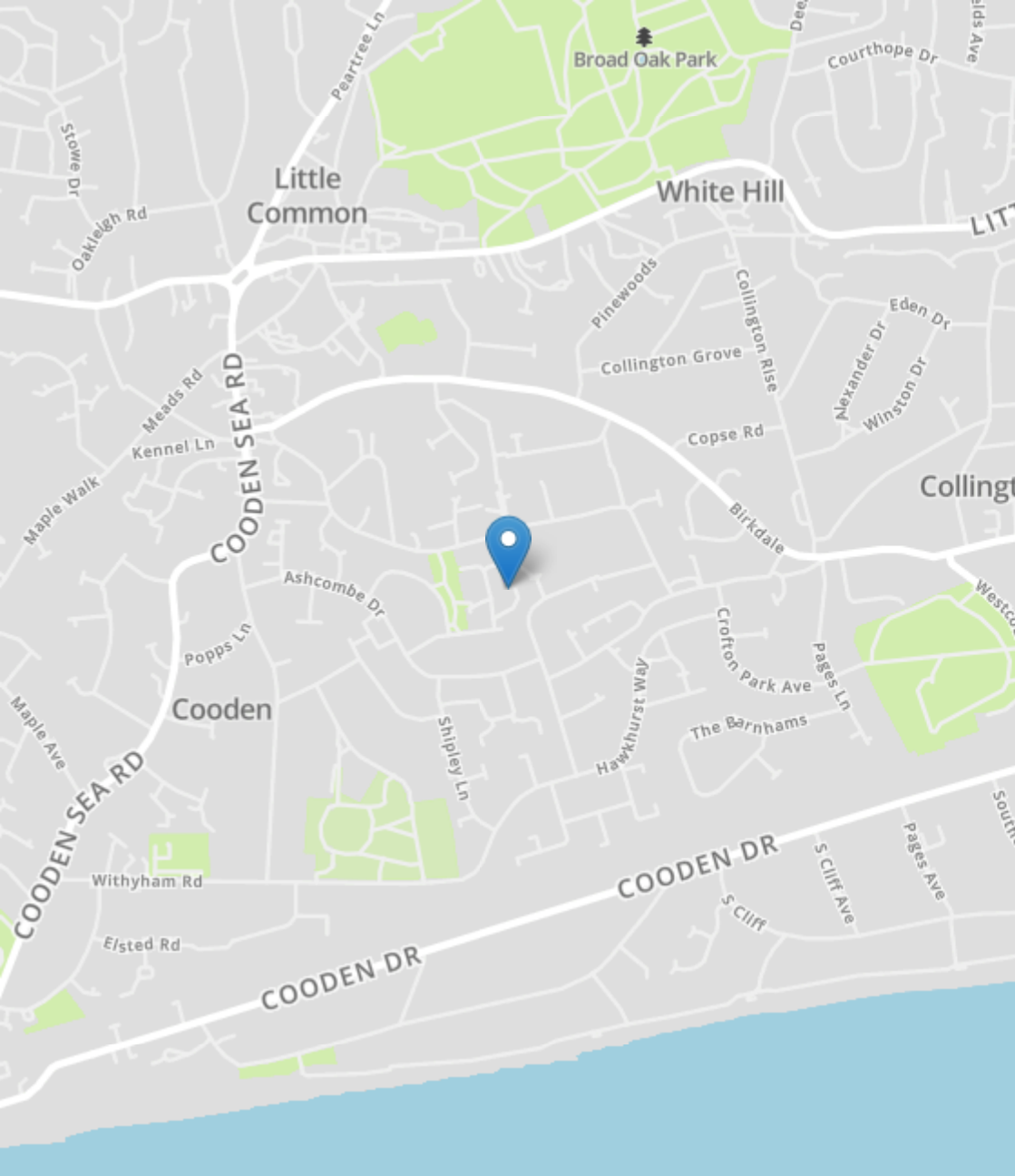
## DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

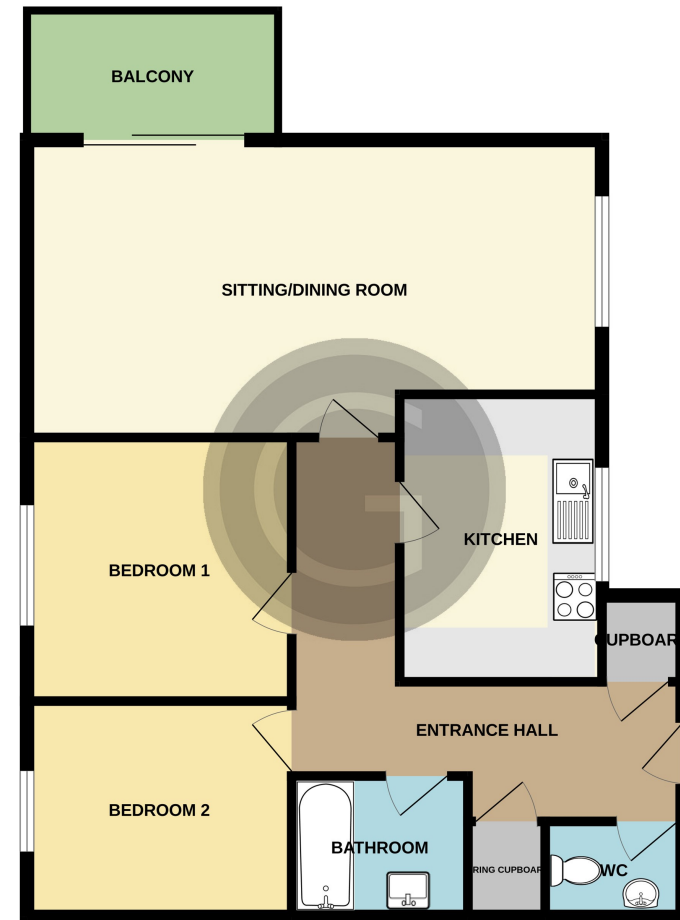








FIRST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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