



Flat 7 College Court, Scholars Walk,
Bexhill-on-Sea, East Sussex TN39
5GB



PROPERTY DESCRIPTION

A modern purpose built 2 bedroom first floor flat with allocated parking. Other notable features include open plan kitchen/lounge, popular residential location, bathroom with shower over and security entry phone system. TO BE SOLD CHAIN FREE.

FEATURES

- First floor purpose built flat
- 2 Bedrooms
- allocated parking for 1 car
- Bathroom with shower over
- Open plan Kitchen/lounge
- security entry phone system
- popular residential location
- CHAIN FREE
- Council Tax - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door with security intercom leading to communal entrance hall, stairs to the first floor landing.

Entrance Hall

Accessed via private front door with security spy hole, electric heater, security intercom phone, door to large walk-in storage cupboard housing hot water tank.

Living Room/Kitchen

16' 9" x 13' 3" (5.11m x 4.04m) An open plan room comprising; two electric heaters, telephone point, TV aerial point, double glazed window overlooking lawned communal gardens and Turkey Road..

Kitchen Area

9' 11" x 6' 4" (3.02m x 1.93m) With one and a half bowl single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with with four ring electric hob and stainless steel extractor fan over, space for washing machine, fridge and freezer

Bedroom One

11' 4" x 9' 0" (3.45m x 2.74m) With fitted double wardrobe with sliding doors, telephone point, wall mounted electric heater, TV aerial point, double glazed window.

Bedroom Two

9' 1" x 7' 4" (2.77m x 2.24m) With wall mounted electric heater, double glazed window.

Bathroom

Matching white suite comprising; panelled bath with mixer taps and shower over with glass screen, pedestal wash hand basin, low level WC, part tiling to walls, chrome ladder radiator, shaver point, extractor fan.

Outside

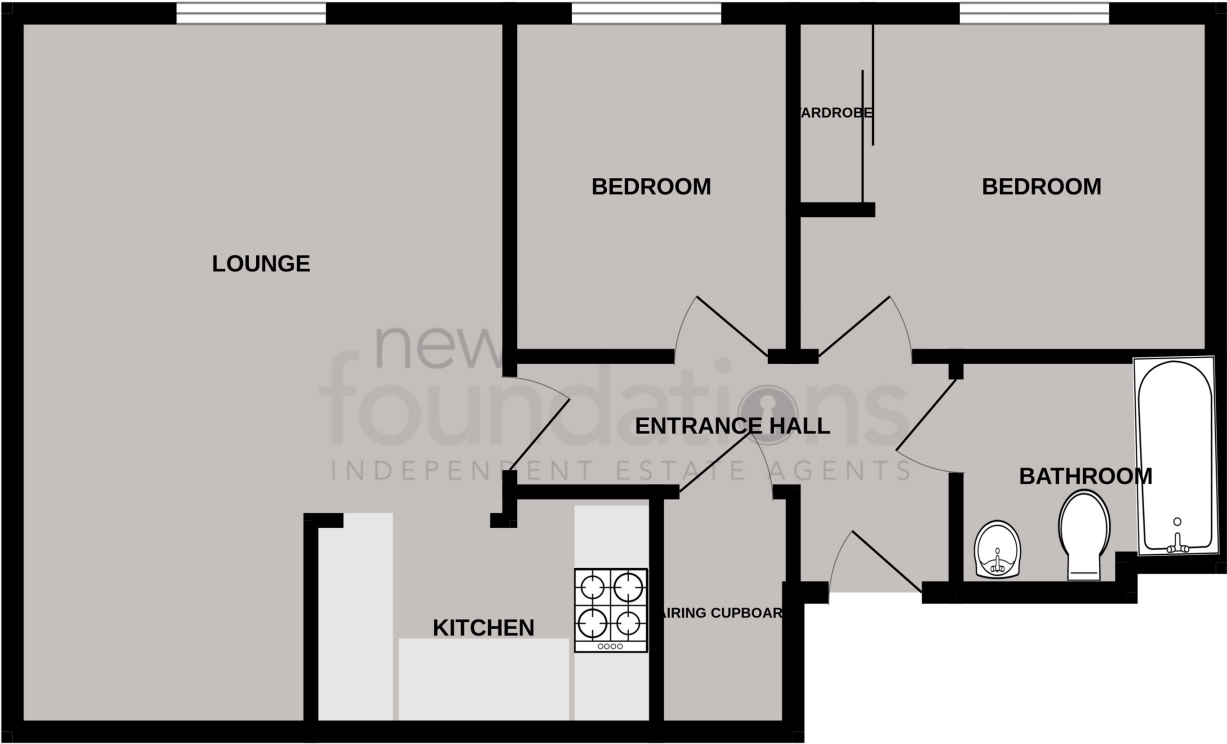
The development enjoys lawned communal gardens around the perimeter of the property and has an allocated parking space for one car.

NB

We have been advised the lease is 200 years from 2006 and the monthly service charge is around £125 and ground rent £35.

FLOORPLAN

GROUND 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+) A	81	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

