



Flat 26, The Orangery Buxton Drive,  
BEXHILL-ON-SEA TN39 4FA





## PROPERTY DESCRIPTION

75% SHARED OWNERSHIP. A 2 bedroom ground floor purpose built flat for over 55's situated in this Extra Care Scheme development. Benefits including double glazing, private sun balcony, modern fitted kitchen with built in appliances, modern wet room w/c, emergency pull cord system, communal gardens. The development has many communal facilities such as residents lounge, mobility scooter store, onsite hairdressers (at an additional cost) and 24 hour 7 day a week on site care team and 5 meals per week are included in the service charge. EPC - B

## FEATURES

- 75% Shared Ownership
- Extra Scheme Care Development
- Ground Floor Apartment
- Private Balcony
- Communal Lounge
- On Site Care Team
- 5 meals per week included in service charge
- Council Tax Band - C
- 74 square metres





## ROOM DESCRIPTIONS

### Entrance Hall

Communal front doors with security entry phone system leading through to the entrance halls with access to the communal facilities. Flat 26 is located on the ground floor of the development. Private front door leading to private entrance hall with emergency pull cord, large built in storage cupboard, built in shelved airing cupboard.

### Living Room

13' 9" x 11' 8" (4.19m x 3.56m) Having double glazed window and door leading on to private sun balcony overlooking the communal gardens, wall mounted electric heater, television and telephone points.

### Kitchen

11' 8" x 9' 4" (3.56m x 2.84m) Open plan kitchen with one and a half bowl stainless steel sink unit with mixer tap with cupboards under, built in washing machine, range of working surfaces with cupboards and drawers under, built in fridge freezer, high-level oven and 4 ring electric hob with splash back and extractor hood over, range of wall mounted cupboards with concealed lighting and extractor fan.

### Bedroom 1

16' x 11' 3" (4.88m x 3.43m) Double glazed window with outlook over the communal gardens, wall mounted electric heater, telephone and TV points, door to wet room.

### Bedroom 2

13' x 7' 8" (3.96m x 2.34m) Double glazed window overlooking the communal gardens, wall mounted electric heater.

### Wet Room

Wet room style shower with chrome fittings, low level WC, emergency pull cord, wash hand basin with tiled splash back, heated towel rail and extractor fan.

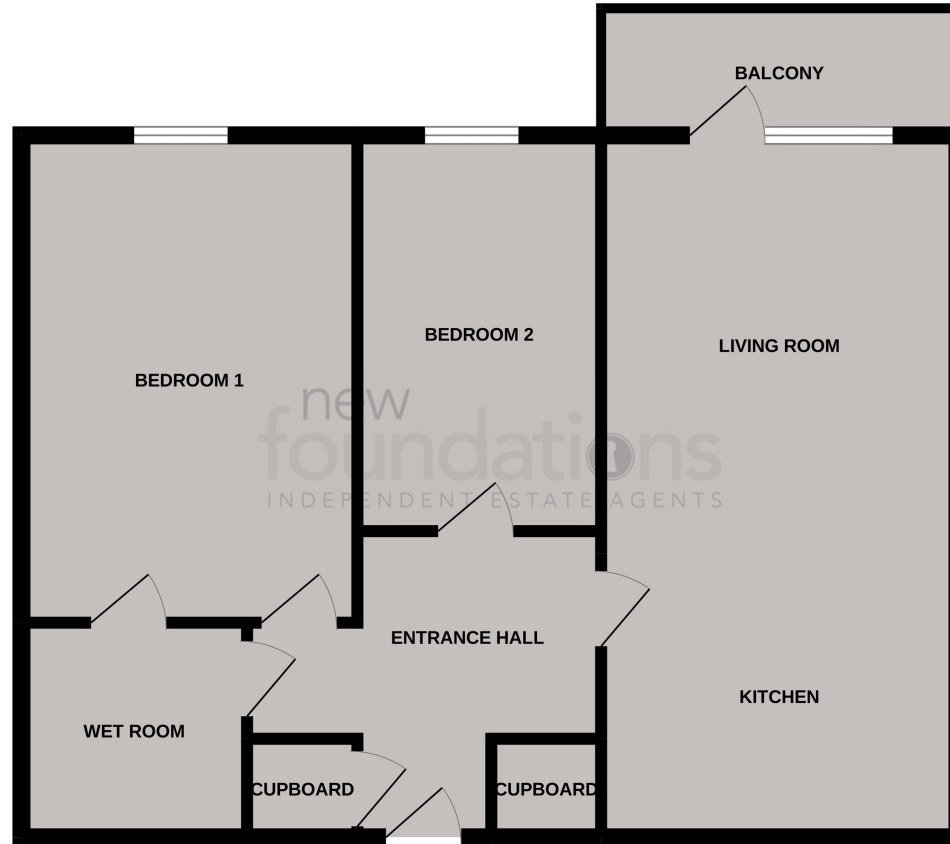
### NB

We have been verbally advised that the lease is 125 years from 2016 and the current service charge is £420.53 PCM which includes water and sewerage rates and 5 meals per week. Additional meals can be purchased.



# 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

