



Flat 2, 12 Parkhurst Road, Bexhill-on-
Sea, East Sussex TN40 1DF



PROPERTY DESCRIPTION

A well presented and modern one bedroom first floor flat situated in the heart of the town centre and located just a stones throw away from Bexhill Seafront. Situated in this recently converted building, other notable features of this property include; en suite bathroom with additional WC, modern fitted kitchen, electric boiler and radiators, double glazed windows. EPC - D

FEATURES

- One Bedroom First Floor Flat
- Modern Kitchen
- Recently Converted Building
- Separate Toilet
- Situated In The Heart of The Town Centre
- Ideal First Purchase or Buy to Let
- En Suite Bathroom
- Presented In Good Order
- Close To Bexhill Seafront
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Steps leading to communal door with security intercom leading to communal entrance hall with stairs rising to first floor landing, private front door leading to private entrance hall.

Private Entrance Hall

With door leading into Living Room.

Living Room

12' 9" x 6' 10" (3.89m x 2.08m) With radiator, TV point, satellite point and phone point, double glazed sash window having outlook to the rear of the property, spotlights, opening leading through to kitchen.

Kitchen

13' 5" x 6' 1" (4.09m x 1.85m) A range of modern units comprising; stainless steel sink unit with mixer tap and cupboards and drawers below, range of matching wall mounted cupboards, built in four ring electric hob with electric oven below and cooker hood over with cupboards to either side, built in and concealed washer/dryer, built-in and concealed fridge and freezer, breakfast bar area with space for seating, radiator, double glazed sash window without outlook to the rear, wooden shelving, door to WC.

Separate WC

With low-level WC, wash hand basin, double glazed sash window with outlook to the rear, door to airing cupboard, housing hot water cylinder and electric boiler.

Bedroom

12' 9" narrowing to 6' 9" x 10' 7" narrowing to 6' 4" (3.89m x 3.23m) With two double glazed sash windows having an outlook over the rear, radiator, built-in shelf.

En Suite Bathroom

With three-piece white suite comprising; panelled bath with mixer tap and shower attachment, tiled walls, wash hand basin with mixer tap, low-level WC, built in medicine cabinet with mirrored front, spotlights, extractor fan, double glazed sash window.

NB

We have been verbally that the property is held on a 125 year lease from 2017. We have also been advised that the service charge is £995 per annum and the ground rent is £250 per annum.

FLOORPLAN

GROUND FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	56
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

