



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 8 Randolph House, The Grove, Bexhill-on-Sea, East
Sussex TN39 3SX
£160,000 Offers in excess of
1 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This purpose built apartment is sold with no chain, a garage en-bloc and a share of freehold! On the first floor of this well-maintained building, the apartment is just a few minutes walk from Little Common village.

The apartment has a communal entrance with stairs leading to the first floor. With views of the communal gardens at the front of the property, the spacious lounge/dining area offers ample room for both living room and dining room furniture. The fitted kitchen features matching wall and base units with space for appliances and there is a fitted bathroom suite.

In the large double bedroom, there is a fitted double wardrobe and a view of the communal gardens. Furthermore, the property comes with double glazing, gas central heating and a modern electrical consumer unit. This was a former buy to let property that was achieving £800pcm. To appreciate the property and its potential fully, your early viewing comes highly recommended!

**** The law requires that we declare to prospective purchasers that the Director of Bexhill Estates is connected to the sellers. ****

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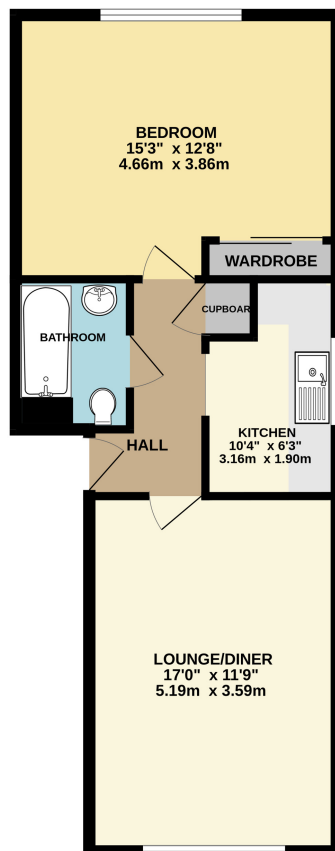
 1 Bedroom  1 Bathroom  1 Reception



Key Features:

- Purpose Built Apartment
- Spacious Lounge/Diner
- Share of Freehold
- Communal Gardens
- One Large Double Bedroom
- Garage En-Bloc
- Lease In Excess Of 900 Years
- No Onward Chain

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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	

Lease & Maintenance Information

Tenure - Share of freehold
 Remaining lease term - in excess of 900 years
 Maintenance charge - £2196 per annum includes gas payment for heating and hot water
 Ground rent - N/A
 Council tax band - B.

Location

The property is located just 0.5 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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