



12 Whitworth House, Buckhurst Road,
Bexhill-on-Sea, East Sussex TN40 1UA



PROPERTY DESCRIPTION

A bright and well presented one bedroom first floor purpose built apartment ideally situated just outside of the town centre and also within a short walk of Bexhill train station. The accommodation comprises; communal entrance with stairs rising to the first floor, entrance hall with storage cupboard, south facing lounge with lovely sea views, modern kitchen, bedroom, shower room & useful utility/storage room. Outside there are well kept communal garden and a communal car park. To be sold with a share of freehold and CHAIN FREE. EPC - D.

FEATURES

- Bright One Bedroom First Floor Apartment
- Purpose Built
- Well Presented Throughout
- Short Distance To Bexhill Town Centre & Railway Station
- Set Within Well Kept Gardens
- Lounge With Bay Window And Views Towards The English Channel
- Communal Car Park
- Useful Utility/Storage Room
- Share Of Freehold
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, stairs rising to the first floor, entry-phone system.

Entrance Hall

Accessed via private front door, radiator, thermostat, storage cupboard.

Living Room

16' 5" into bay x 13' 7" (5.00m into bay x 4.14m) A bright south facing room with double glazed bay window benefiting from elevated views towards the English Channel, radiator, television point.

Kitchen

12' 5" x 6' 5" (3.78m x 1.96m) Double glazed window to the rear, a modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel chimney style extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, part tiled walls, radiator.

Bedroom

10' 8" x 10' 3" (3.25m x 3.12m) Double glazed window to the front with views towards the English Channel, radiator.

Shower Room

Double glazed pattered window to the rear, a fitted three piece suite comprising; large walk-in shower cubicle with chrome fitments and shower over, pedestal wash hand basin, low level WC, radiator.

Utility Room

6' 6" x 4' 8" (1.98m x 1.42m) Wall mounted gas boiler, plumbing for washing machine and fitted shelving.

Outside

The property is set within well established south facing communal gardens, they are mainly laid to lawn with flower and shrub borders. To the rear of the property, there are clothes drying areas, there is also access to communal sheds and there is a communal car park.

NB

We have been advised of the following;

Share of Freehold

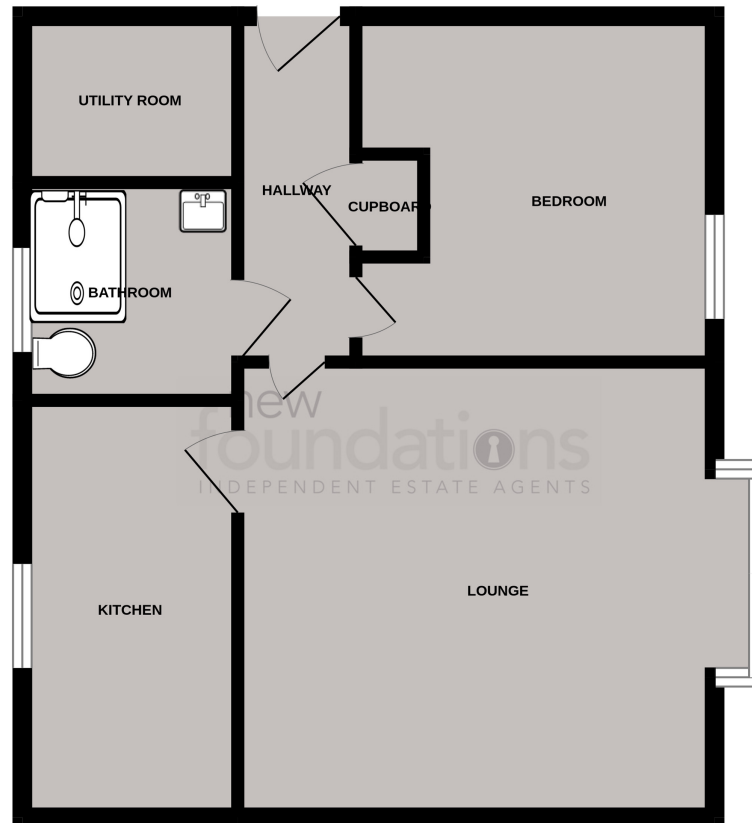
125 year lease from 2010

Service charge for period 01/01/24 -

30/06/24 - £591.00

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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