



Flat 22 Howard House, Birkdale,
Bexhill-on-Sea, East Sussex TN39 3TU



PROPERTY DESCRIPTION

An extremely well presented, bright and spacious two bedroom second floor purpose built apartment situated in this sought after 'Larkin' built development on Birkdale just a short distance from Little Common Village and on the 99 bus route with links to Bexhill, Hastings and Eastbourne. The property has undergone significant improvement by the current vendor and the accommodation comprises; communal entrance hall with stairs and lift rising to the second floor, spacious entrance hall, lounge with sliding doors leading to the balcony overlooking the communal gardens, a beautifully re-fitted kitchen/dining room, two good size bedrooms, stunning walk-in shower room and separate WC. Outside there is a garage en-bloc.

FEATURES

- Very Well Presented Two Bedroom Apartment
- Second Floor With Lift Access
- Vastly Improved By The Current Vendor
- Lounge With Sliding Doors Leading To The Balcony
- Beautiful Kitchen/Diner
- Re-Fitted Shower Room With Large Walk-In Shower
- Private Sun Balcony Overlooking The Communal Garden
- Garage En-Bloc
- On The 99 Bus Route
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, entry phone system, stairs and lift rising to the second floor, meter cupboard with recently replaced fuse box.

Private Entrance

Accessed via private front door, wall mounted electric heater, airing cupboard housing hot water cylinder (approximately a year old) and shelving, smoke alarm.

Lounge

15' 6" x 13' 0" (4.72m x 3.96m) Double glazed sliding doors leading to the balcony and overlooking the communal gardens, ceiling coving, wall mounted electric heater, television points.

Bedroom One

16' 11" x 12' 0" (5.16m x 3.66m) Double glazed window to the rear, ceiling coving, wall mounted electric heater.

Kitchen/Diner

12' 6" x 10' 8" (3.81m x 3.25m) Double glazed window to the rear, a recently re-fitted and beautiful kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with concealed extractor hood over, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric oven, space for fridge/freezer, gas meter, space for dining table, part tiled walls.

Bedroom Two

12' 7" x 10' 0" (3.84m x 3.05m) Double glazed window to the rear, ceiling coving, wall mounted electric heater

Shower Room

Double glazed frosted glass window to the side, a modern and re-fitted shower room comprising; large walk-in ceramic shower tray with electric shower over, fitted screen and enclosed with aqua-boarding, chrome heated towel rail, wash hand basin with mixer tap and drawers under, part tiled walls.

WC

Double glazed frosted glass window to the side, low level WC, wash hand basin with mixer tap and drawers under, part tiled walls.

Outside

The property is set within well kept communal gardens.

Garage

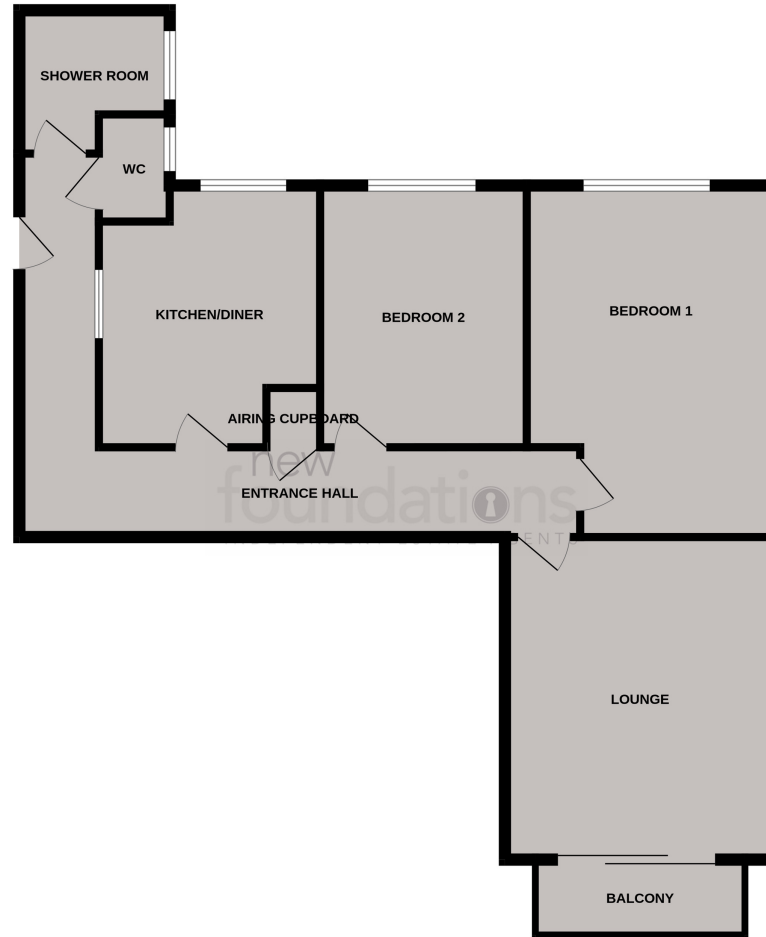
Accessed via up and over door, lighting.

NB

We have been advised of the following; remainder of a 999 year lease share of freehold service charge for 2025/2026 = £1520 to include general maintenance, lift maintenance, management fees and ground rent and water rates.



FLOORPLAN



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 | | 62 |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

