



Flat 64 Homelawn House, Brookfield
Road, Bexhill-on-Sea, East Sussex
TN40 1PN



PROPERTY DESCRIPTION

A well presented 1 bedroom second floor apartment situated in this popular purpose built block for the over 60's, situated just off Bexhill seafront. Notable features include a good sized recently refitted kitchen, attractive outlook over communal gardens, double bedroom with built in wardrobe, modern shower room and conveniently situated for the town centre and railway station. Residents in the block also enjoy a number of communal facilities including Residents lounge, communal laundry, communal satellite dish, guest suite, and House manager. The current resident has a parking space and buggy storage with electrical hook up. EPC B

FEATURES

- Good sized refitted kitchen
- Attractive outlook over communal gardens
- Double bedroom with built in wardrobe
- just off the seafront with good access for the town centre and railway station
- Modern shower room
- A number of communal features included
- Council tax - B





ROOM DESCRIPTIONS

Entrance Hall

Communal entrance door with security peep hole leading to private entrance hall.

Living Room

14' 6" x 11' 8" (4.42m x 3.56m) With TV aerial point, wall lights, double glazed window with built-in Venetian blinds overlooking well kept communal gardens.

Kitchen

10' 3" x 5' 11" (3.12m x 1.80m) Recently fitted with range of units comprising; single drainer stainless steel sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, space for washing machine and fridge freezer, built in two ring electric hob, larder style cupboard housing electrics, built in wine rack, under unit lighting.

Double Bedroom

17' 8" x 8' 8" (5.38m x 2.64m) With built-in double wardrobe, wall lights, double glazed window overlooking well kept communal gardens.

Shower Room

With modern fittings comprising; large walk-in shower cubicle with glass screen, Mira electric shower with hand grips, wash hand basin with storage cupboards below, concealed cistern low level WC, tiling to walls, ladder radiator, extractor fan.

NB

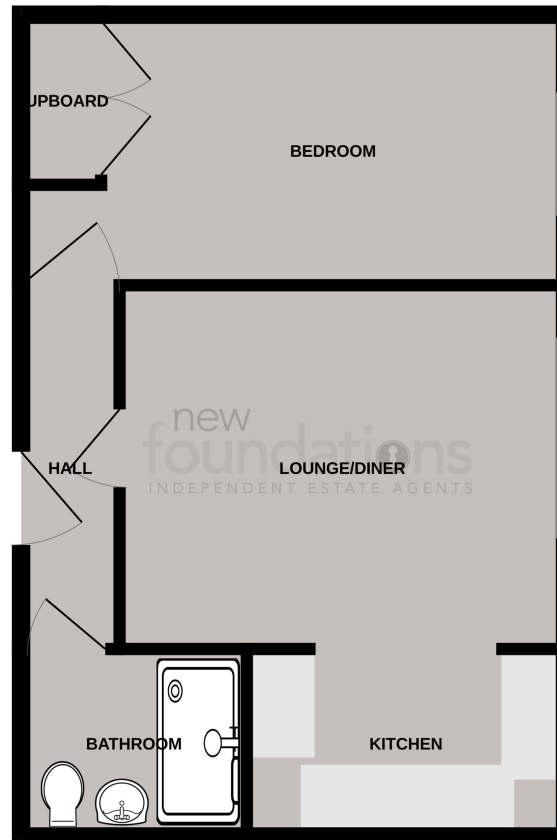
We have been advised by the current owner that Homelawn House is pet friendly, subject to applying for permission.

There is 62 years remaining on the lease, the ground rent is £246.81 per half year and the service charge is £1986.97 for the last half year payment.



FLOORPLAN

SECOND 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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