



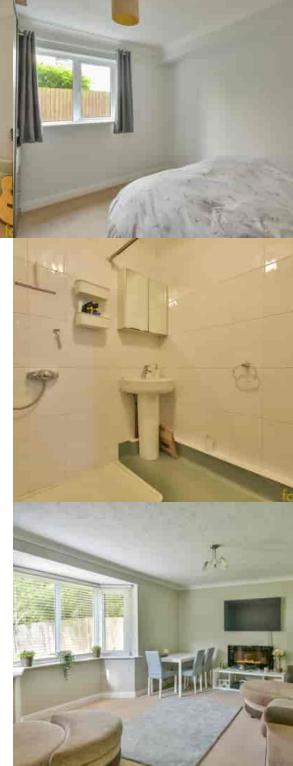
#### PROPERTY DESCRIPTION

A well presented two bedroom ground floor purpose apartment situated in this sought after location just a short distance from Bexhill Old Town whilst the town centre, seafront and train station are all less than a mile away. The accommodation comprises; communal entrance hall, private entrance hall, bay fronted lounge, modern kitchen, two bedrooms and a wet room style shower room. Outside there is well kept communal gardens and plenty of communal parking to the rear. To be sold with the remainder of a long lease and a share of freehold. EPC - D.

#### **FEATURES**

- Two Bedroom Ground Floor Flat
- Purpose Built
- Modern Kitchen
- Wet Room Style Shower Room
- Bay Fronted Lounge

- Off Road Parking To The Rear Of The Building
- Share Of Freehold
- 999 Year Lease From 24th June 1994
- Short Distance From Bexhill Old Town
- Council Tax Band C





#### **ROOM DESCRIPTIONS**

# **Communal Entrance**

Communal front door leading to communal entrance hall.

# **Private Entrance**

Private front door to entrance hall with security entry phone, built-in airing cupboard housing hot water tank with shelving.

# **Living Room**

16' 3" x 11' 10" into bay (4.95m x 3.61m) Double glazed bay window overlooking the communal gardens, television point, door to kitchen.

### Kitchen

11' 10" x 7' 11" (3.61m x 2.41m) A modern kitchen comprising; double glazed window overlooking the communal gardens, 1 1/2 bowl stainless steel sink unit with mixer tap with cupboards under, range of working surfaces with cupboards and drawers below, a fitted electric hob with extractor hood over, cupboards to either side, further working surface with cupboards under, matching wall mounted cupboard over built in dishwasher, tall storage unit housing double electric oven, space for a washing machine and fridge freezer, part tiled walls.

## **Bedroom One**

11' 9" x 9' (3.58m x 2.74m) Double glazed window with outlook to side.

# **Bedroom Two**

11' 8" x 6' 9" (3.56m x 2.06m) Double glazed window with outlook to side, wall mounted electric heater.

#### Wet Room

With wet room style shower with chrome fitments, extractor fan, wash hand basin, low-level WC, part tiled walls.

# Outside

The property benefits from parking to the rear of the building and the use of communal gardens.

# NB

We have been verbally advised of the following;

Share of Freehold 999 Year Lease From June 1994 £500 Service Charge Per Half Year

# **GROUND FLOOR**



White every attempt has been made to ensure the accuracy of the floorgies contained here, measurements of doors, windows, rooms and any other tiems are appointed and to seponative floor in 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 been tested and no guarantee as to their operability or efficiency can be given.

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