



Flat 10, 31 The Maples, Hastings Road,  
Bexhill-on-Sea, East Sussex TN40 2HJ



## 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 fittings, 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

# 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

