



67 Rotherfield Avenue, Bexhill-on-Sea,
East Sussex TN40 1SY



PROPERTY DESCRIPTION

A well presented two bedroom first floor retirement flat situated in this popular development known as Bishop's Gardens for the over 55's. The development is ideally located just a short distance from the train station, town centre and seafront. The accomodation comprises; communal entrance hall with stairs rising to the first floor, private entrance hall, spacious lounge, fitted kitchen with sea views, two bedrooms with bedroom one benefitting from sea views and bathroom. Outside there are well kept grounds with a communal patio. EPC - C.

FEATURES

- Two Bedroom First Floor Flat
- Retirement Development (Over 55's)
Known As Bishops Gardens
- Sea Views From Bedroom One & Kitchen
- Short Distance To Town Centre & Railway Station
- Good Size Lounge
- Fitted Kitchen
- On Duty Manager Monday - Friday 9am - 5pm
- Council Tax Band - D





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal door, stairs rising to the first floor.

Private Entrance Hall

Ceiling coving, access to loft space via hatch, two double storage cupboards, radiator, entry phone handset.

Lounge

16' 10" x 12' 2" (5.13m x 3.71m) Two double glazed windows to the front, ceiling coving, feature decorative fireplace with electric fire, radiator.

Kitchen

8' " x 8' 0" (NaNm x 2.44m) Double glazed windows to the side with stunning views towards the English Channel, ceiling coving, a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with concealed extractor fan over, a range of matching wall and vase cupboards with fitted drawers, space for tall fridge/freezer and washing machine.

Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m) Double glazed window to the side with stunning views towards the English Channel, ceiling coving, radiator, built-in wardrobes.

Bedroom 2

10' 9" x 8' 5" (3.28m x 2.57m) Double glazed window to the front, ceiling coving, radiator.

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m) Double glazed patterned window to the side, a three piece suite comprising; low level WC, wash hand basin, panelled bath with folding screen and electric shower over, radiator.

NB

We have been verbally advised of the following;

63 years remaining on the lease

Service charge £1001.72 per quarter, payable in January, April, July & October.

Ground rent £189.68 twice a 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
Very energy efficient - lower running costs			69	74
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

