



2 12, Fulmer Place, New Park Avenue,
Bexhill-on-Sea, East Sussex TN40 1QX



PROPERTY DESCRIPTION

A two bedroom, first floor flat conveniently located a short distance from Bexhill Town Centre and Seafront. Presented in good order by the current owners, other notable features of the property include; south facing sun balcony, garage-en-bloc, modern kitchen and bathroom, access to communal gardens. EPC - D

FEATURES

- Two Bedrooms
- First Floor Flat
- Purpose Built Building
- Well Presented
- Access to Communal Gardens
- Walking Distance to Bexhill Seafront and Town Centre
- South Facing Sun Balcony
- Garage-en-Bloc
- Modern Kitchen & Bathroom
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance Hall

With security intercom, door to communal entrance hall with stairs or lift to first floor landing, private front door leading to private entrance hall.

Private Entrance Hall

With security intercom handset, two built in storage cupboards.

Living Room

20' 1" x 10' 10" (6.12m x 3.30m) With double glazed window and door leading to south facing sun balcony, two electric heaters.

Sun Balcony

Being south facing, with views over the communal gardens.

Kitchen

10' 2" x 6' 9" (3.10m x 2.06m) A range of modern units comprising; stainless steel sink unit with mixer tap and cupboard under, further range of working surfaces with cupboards and drawers under, range of matching wall mounted cupboard, part tiling to walls, space for free standing fridge/freezer, space for washing machine, space for electric oven, double glazed window.

Bedroom 1

11' 7" x 9' 11" (3.53m x 3.02m) With built in wardrobe, double glazed window with outlook to rear, wall mounted electric heater.

Bedroom 2

12' 7" x 9' 5" (3.84m x 2.87m) With double glazed window giving outlook to the front of the property, wall mounted electric heater.

Bathroom

With panelled bath with mixer tap and independent shower over, glass screen, part tiling to walls, low level WC, wash hand basin, extractor fan.

Outside

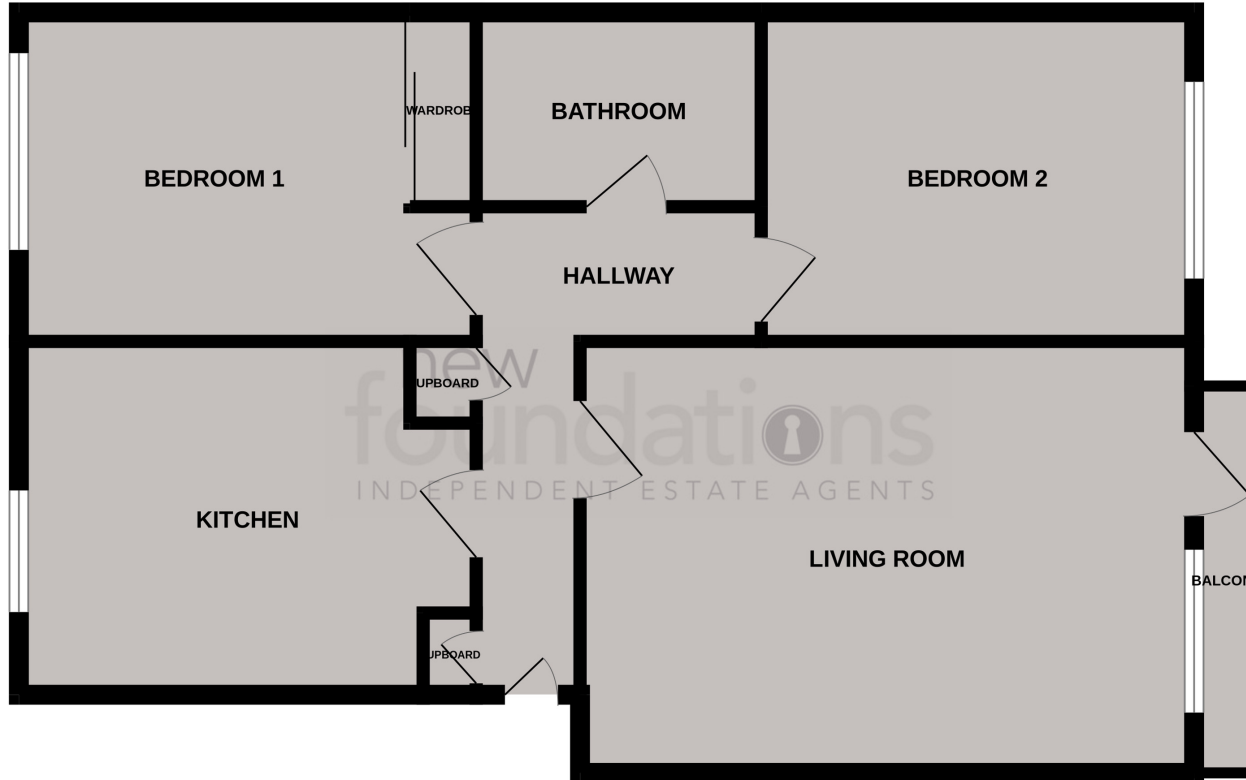
The property is situated within well kept communal gardens, the property also has the benefit of use of a garage which is located en-bloc, in addition there is off road parking which is available on a first come first serve basis.

NB

We have been verbally advised that the property is held on a 125 year lease from 1985, the maintenance is approximately £84.07 PCM and that the ground rent is a peppercorn.

FLOORPLAN

FIRST 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

