



8 Dennis Morgan Court, Bolebrooke
Road, Bexhill-on-Sea, East Sussex
TN40 1ER



PROPERTY DESCRIPTION

A bright and spacious two double bedroom second floor purpose built apartment situated within close proximity to the seafront, town centre & railway station. The accommodation comprises; communal entrance hall with stairs rising to the second floor, private entrance hall with study area and large walk-in storage cupboard, south facing lounge with access onto the private balcony, good size kitchen/diner, two double bedrooms and a modern bathroom. Outside there is an area of communal garden and also an allocated parking space in the underground car park. To be sold with the remainder of a long lease and NO ONWARD CHAIN.

FEATURES

- Spacious Two Bedroom Second Floor Apartment
- Bright Accommodation Throughout
- South Facing Lounge
- Good Size Kitchen/Diner
- Private Sun Balcony
- Entrance Hall With Study Area & Large Walk-In Cupboard
- Remainder Of A Long Lease
- Allocated Parking Space In The Underground Car Park
- Chain Free
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, entry phone system, stairs leading to the second floor.

Entrance Hall/Study Area

Accessed via private front door, internal window to lounge, storage cupboard housing consumer unit, desk unit, further door into the inner hallway.

Inner Hallway

Large walk-in storage cupboard, airing cupboard housing hot water cylinder, gas meter, fitted shelving and expansion vessel., radiator.

Lounge

16' 2" x 11' 4" (4.93m x 3.45m) Double glazed window and sliding door leading to the balcony, radiator, wall mounted electric fireplace.

Balcony

8' 8" x 4' 8" (2.64m x 1.42m) Benefitting from being of a southerly aspect.

Kitchen/Diner

15' 6" x 8' 1" (4.72m x 2.46m) Double glazed window to the front benefitting from being of a southerly aspect, fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and double drainer unit, a range of matching wall and base cupboards with fitted drawers, space for freestanding cooker with extractor fan over, space for washing machine, freestanding fridge/freezer and under-counter appliance, cupboard housing gas fired boiler, radiator, tall cupboard and wired fire alarm.

Bedroom One

14' 2" x 11' 4" (4.32m x 3.45m) Double glazed window to the rear, built-in wardrobe, radiator.

Bedroom Two

14' 2" x 8' 3" (4.32m x 2.51m) Double glazed window to the rear, built-in wardrobe, radiator.

Bathroom

Double glazed patterned window, a fitted suite comprising; panelled bath with mixer tap, wall mounted electric shower and fitted screen, low level WC, wash hand basin with mixer tap and cupboard under, chrome heated ladder style towel rail, wall mounted electric heater, wall mounted mirror with light above, three glass corner shelves.

Outside

There is an area of communal garden.

Underground Car Park

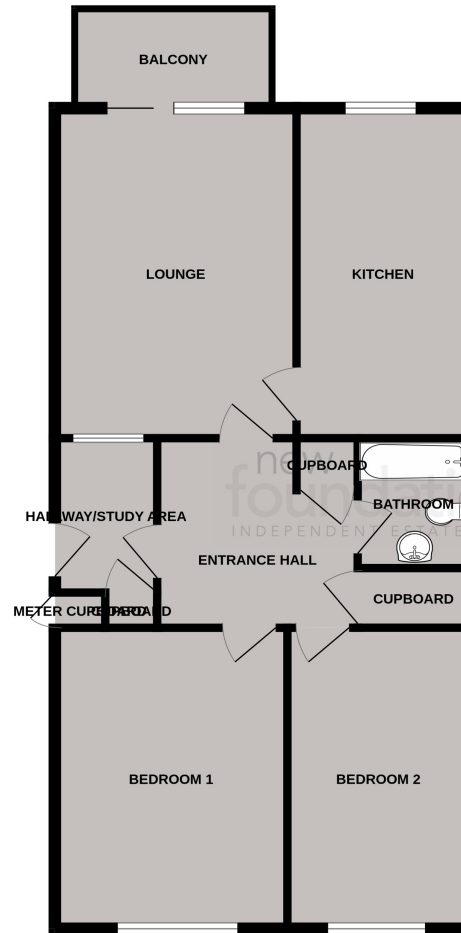
Allocated space, large secure metal storage unit.

NB

We have been verbally advised of the following;
999 year lease from 15th May 1975
£30 per annum ground rent
Service charge £1002.22 which also covers the flats share of buildings insurance.

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

