



5 Romney Court, Jameson Road,
Bexhill-on-Sea, East Sussex TN40 1EH



PROPERTY DESCRIPTION

A bright and spacious two double bedroom first floor purpose built apartment situated just a short distance from the seafront, town centre and railway station. The accommodation comprises; communal entrance hall, stairs rising to the first floor, private entrance hall, good size south facing lounge/dining room, fitted kitchen, two good size bedrooms and a recently re-fitted family bathroom. To the rear there is a balcony with stairs leading down to the well kept communal gardens which also has a communal storage shed. To be sold with a share of freehold and the remainder of a long lease. EPC - D.

FEATURES

- Two Bedroom First Floor Apartment
- Purpose Built
- Short Distance To The Town Centre, Seafront & Train Station
- Balcony
- Spacious Rooms
- Attractive And Well Kept Communal Gardens To The Rear
- South Facing Lounge
- 999 Year Lease From September 2000
- Share Of Freehold
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

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

Entrance Hall

Accessed via private front door, entry phone handset, double storage cupboard, single cupboard housing hot water cylinder.

Lounge

20' 1" x 12' 0" max reducing 9' 6" to (6.12m x 3.66m max reducing to 2.90m) A bright and spacious south facing room with double glazed window to the front, ceiling coving, wall mounted electric heater, feature decorative fireplace.

Kitchen

7' 0" x 6' 6" (2.13m x 1.98m) Double glazed window and door to the rear with the latter leading to the balcony, a fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cabinets with fitted drawers, space for; fridge/freezer, washing machine and tumble dryer, larder cupboard, meter cupboard with fuse box.

Bedroom One

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed window to the front, wall mounted electric heater.

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m) Double glazed window to the rear overlooking the communal gardens, wall mounted electric heater.

Bathroom

Double glazed patterned window to the rear, a recently re-fitted three piece suite comprising; low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, panelled bath with fitted screen, mixer tap and Mira electric shower over, part tiled walls.

Outside

Accessed from the kitchen there is a balcony with spiral staircase leading down to the communal garden which are well looked after, communal storage shed, bin store area, gated side access.

NB

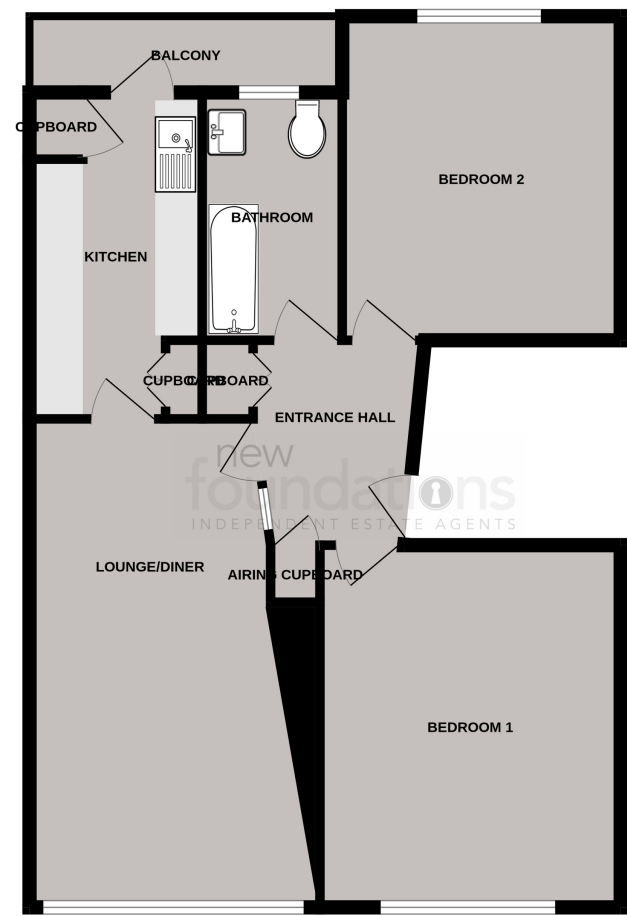
We have been advised of the following;
Share Of Freehold

999 Year Lease From September 2000
Service Charge For The Period April 2024 -
October 2024 (6 Months) £525.00

The building was repointed in early 2024 &
had a new roof in 2021.

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

