



14 BROOKLANDS HOUSE, BROOKLANDS ROAD, BEXHILL ON SEA, EAST SUSSEX TN39 4FR

£230,000 FREEHOLD



COMMUNAL ENTRANCE

Accessed via communal door, security entry-phone system, stairs rising to the first floor.

ENTRANCE HALL

Accessed via private front door, oak flooring, radiator, security entry-phone system, useful storage cupboard, doors to lounge.

LOUNGE

15' 0" x 14' 0" (4.57m x 4.27m) Double glazed window and French doors with the latter opening onto the balcony, further double glazed window to the side, television point, telephone point, two radiators, oak flooring.

BALCONY

With far reaching views

KITCHEN

12' 1" x 6' 4" (3.68m x 1.93m) Fitted kitchen comprising range of matching wall and base units with fitted drawers under and laminated work surfaces over, inset four ring Zanussi hob with glass splash-back and stainless steel extractor hood over, fitted Zanussi oven and grill, inset sink with single drainer having chrome central mixer tap over, integrated fridge/freezer, integrated dishwasher and washing machine, extractor fan, oak flooring.

BEDROOM 1

12' 6" x 10' 8" (3.81m x 3.25m) Double glazed window to the side, radiator, television point, carpet as fitted, leading through to a dressing area.

DRESSING AREA

7' 3" x 5' 2" (2.21m x 1.57m) Carpet as fitted, door to en-suite.

EN-SUITE

A good sized walk-in shower cubicle with Aqualisa shower incorporated, pedestal wash hand basin with chrome mixer tap over, concealed low level WC, part tiled walls, chrome heated towel rail, extractor fan, tiled floor.

BEDROOM 2

10' 10" x 8' 9" (3.30m x 2.67m) Double glazed window to the side, radiator, carpet as fitted.

BATHROOM

Fitted suite comprising panelled bath with mixer tap over, pedestal wash hand basin with chrome mixer tap over, concealed low level WC, part tiled walls, chrome heated towel rail, extractor fan, tiled floor.

COMMUNAL GARDENS

There is an allocated parking space.

AGENTS NOTES

Lease: 125 years from 26th July 2019

Maintenance: £1686.84 per annum

Monthly Lease Management Fee: £25.54 per month

Rent for Heylo's 50% is £335.93 per month

Council Tax Band C

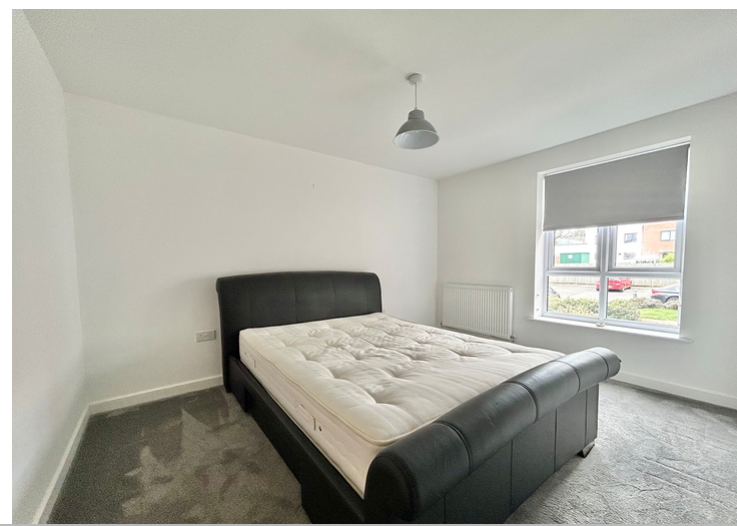
EPC Rating B

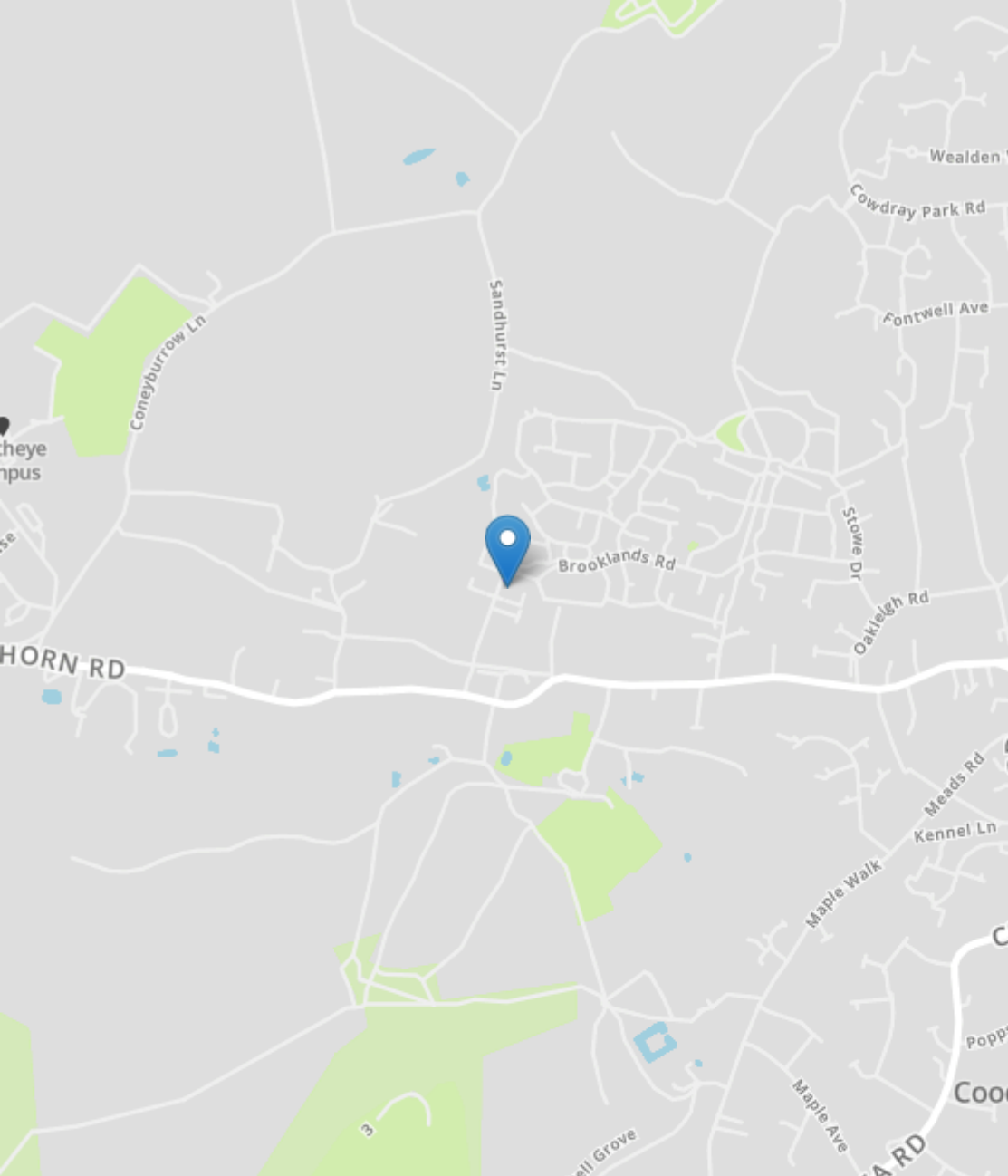
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

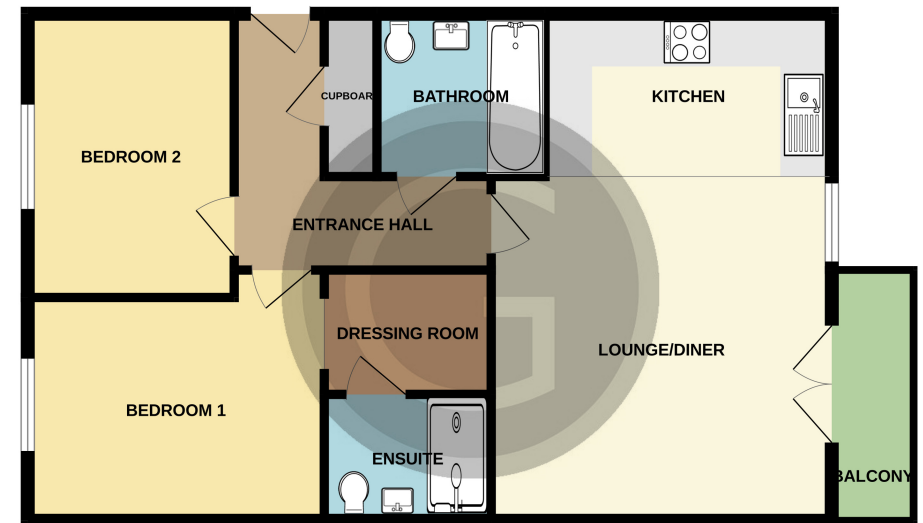
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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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