



**Homehill House Flat 6, Cranfield Road,  
Bexhill-on-Sea, East Sussex TN40 1PZ**



## PROPERTY DESCRIPTION

A one bedroom purpose built GROUND FLOOR flat for the over-60's situated within a few hundred yards of the main town centre and immediately adjacent to the railway station. The accommodation comprises a lounge with a westerly aspect and direct access to a patio, modern fitted kitchen and shower room, double bedroom, communal lounge and laundry room. EPC-C

## FEATURES

- Retirement Apartment
- Direct access to patio area
- 1 Bedroom
- Over 60's Complex
- Communal lounge
- Communal Laundry Room
- 115 Year Lease
- Modern Kitchen And Bathroom
- Council Tax - B





## ROOM DESCRIPTIONS

### Entrance

Communal front door with security entry phone system, communal entrance halls leading to flat six. Private entrance hall with large storage cupboard with hot water tank, shelving, entry phone and emergency pull cord system.

### Sitting Room

16' 3" x 10' 6" (4.95m x 3.20m) A Westerly facing room having double glazed windows and door leading onto the patio and communal garden.

### Re-fitted kitchen

7' 6" x 5' 4" (2.29m x 1.63m) Single drainer stainless steel sink unit with mixer tap with cupboards under, range of working surfaces with cupboards and drawers under, further working surface with built-in four ring electric hob with storage to one side and refrigerator under, tall storage unit housing electric oven, storage above and below, part tiled walls, extractor fan, spotlight.

### Bedroom

11' 5" x 8' 8" (3.48m x 2.64m) A westerly facing room with double glazed window overlooking the communal gardens, range of fitted bedroom furniture, including bedside cabinets, tall wardrobes and over bed storage, further built-in wardrobe



### Shower Room

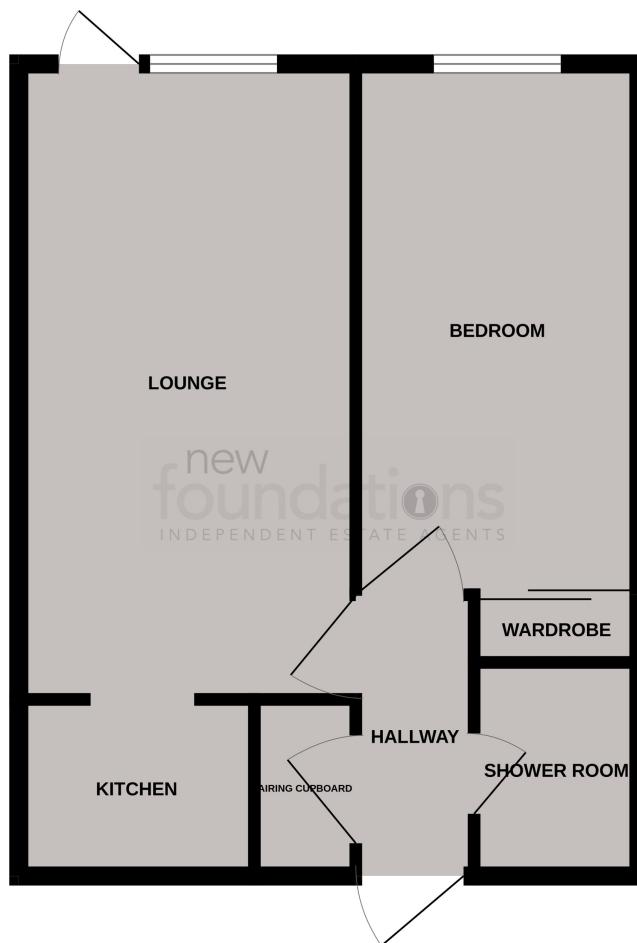
Large walk-in shower with glass screen and chrome fittings, storage cupboard, wash basin with mixer tap and cupboard under, raised WC with concealed system, fitted mirror with lights over, electrically heated towel rail, part tiled walls, extractor fan

### NB

We have verbally been advised that the lease has 115 year remaining. We have been verbally advised that the ground rent is £449.25 half yearly and the service charge is £1402 half yearly.

## FLOORPLAN

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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