




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

2 Goodwood House, Brooklands Road, Bexhill-on-Sea
£126,500 TN39 4FS
🛏️ 2 Bedroom 🚿 2 Bathroom 🛋️ 1 Reception



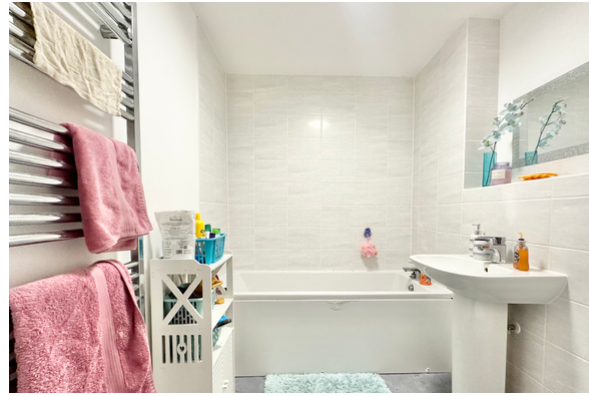
AT A GLANCE...

This modern home is available under a shared ownership scheme in partnership with Heylo and the price advertised is a 55% share of the full market value. A spacious ground floor apartment forming part of purpose built block built in 2018. Situated on the popular Rosewood Park development in Little Common, West Bexhill with accommodation including; A communal entrance hall leads to the apartment entrance. The spacious dual aspect reception room features ample space for living room and dining room furniture. Double doors open out to the wrap around sun terrace and the kitchen area features modern wall and base units with an integrated oven and hob with space for additional appliances. The apartment has two double bedrooms, one with an en-suite shower room. Furthermore, there is a bathroom suite, a large storage cupboard and an allocated parking space. The 55% share to be purchased is £126,500, property value £230,000.

WHAT IS SHARED OWNERSHIP - Under a shared ownership lease, the leaseholder buys a 'share' of the property and pays rent on the remaining share of the property which remains in the ownership of the landlord. The leaseholder can buy further shares in the property (at the market value of those shares at the time of purchase), until he or she owns 100%. Buying further shares is referred to as 'staircasing'. As the leaseholder buys further shares, the rent will be reduced proportionally to reflect the fact that the landlords interest in the property has reduced. The leaseholder is obliged to pay 100% of the ground rent & service charge.

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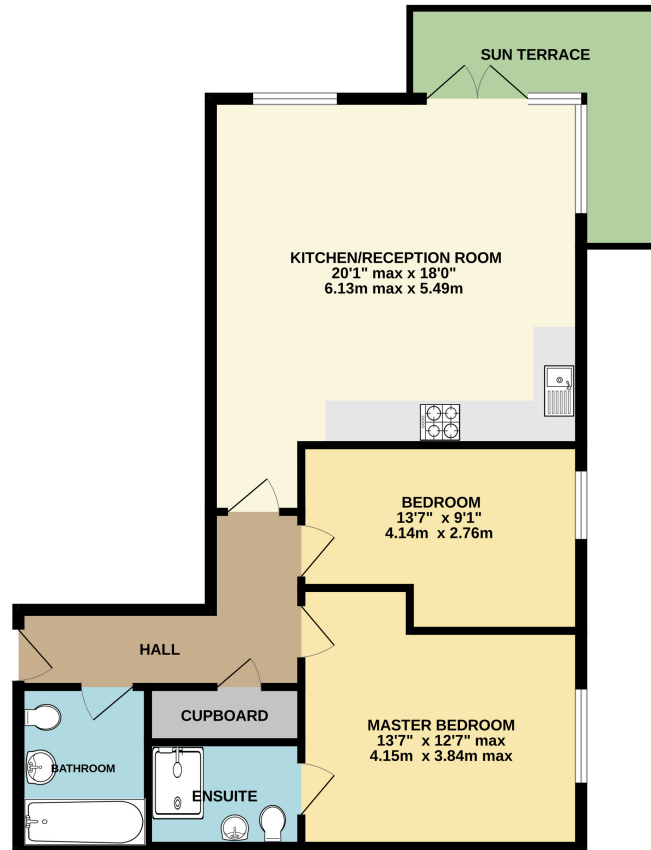
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Key Features:

- Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Wrap Around Sun Terrace
- Two Bathrooms
- Popular Rosewood Park Development
- Allocated Parking
- Shared Ownership Scheme
- Long Lease Term

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease & Maintenance Information

Tenure - Leasehold

Remaining Lease Term - 999 years from 01/06/2018

Monthly Charges -

Rent payment to Heylo £304.76 monthly

Lease management fee £26.36 monthly

Service charge is invoiced every 6 months, £196.36 per month for 10 months of the year

Ground rent £200 yearly

Location

Situated on the popular Rosewood Park development in a private position on outskirts of the sought-after Village of Little Common. The village offers a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist, and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.5 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick, and London Victoria. The closest Primary School is Little Common Primary School currently rated as 'Outstanding' on the latest Ofsted report.

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