



Flat 70 Homelawn House, Brookfield  
Road, Bexhill-on-Sea, East Sussex  
TN40 1PN



## PROPERTY DESCRIPTION

CHAIN FREE. A one bedroom third floor (with lift) retirement flat situated in this sought after block just off Bexhill Seafront and within a short distance of the town centre and railway station.

The accommodation comprises; communal entrance with lift rising to the third floor, entrance hall with large storage cupboard, lounge with door leading to a WEST FACING BALCONY, fitted kitchen, double bedroom and bathroom. There are communal facilities such as a laundry room and a communal lounge, outside there are well kept gardens to enjoy. EPC - B.

## FEATURES

- One Bedroom Retirement Flat
- Third Floor (with lift)
- West Facing Balcony
- Just Off Bexhill Seafront
- Chain Free
- Vacant Possession
- 17' Lounge
- Communal Lounge & Laundry Room
- Communal Gardens
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance

Accessed via communal front door, lift rising to the third floor, communal lounge & laundry room.

### Private Entrance

Accessed via private front door, emergency pull cord, ceiling coving, storage cupboard.

### Lounge

17' 0" x 11' 4" (5.18m x 3.45m) Double glazed window and door the front with the latter leading to the private balcony, ceiling coving, electric heater.

### Kitchen

8' 0" x 5' 4" (2.44m x 1.63m) Working surfaces, stainless sink and drainer unit with mixer tap, space for cooker and fridge/freezer, matching wall and base cupboards.

### Bedroom

12' 2" x 8' 9" (3.71m x 2.67m) Double glazed window to the front, electric heater, built-in wardrobe.

### Bathroom

A three piece suite comprising; panelled bath with electric shower over, low level WC, wash hand basin with cupboard under.

### Outside

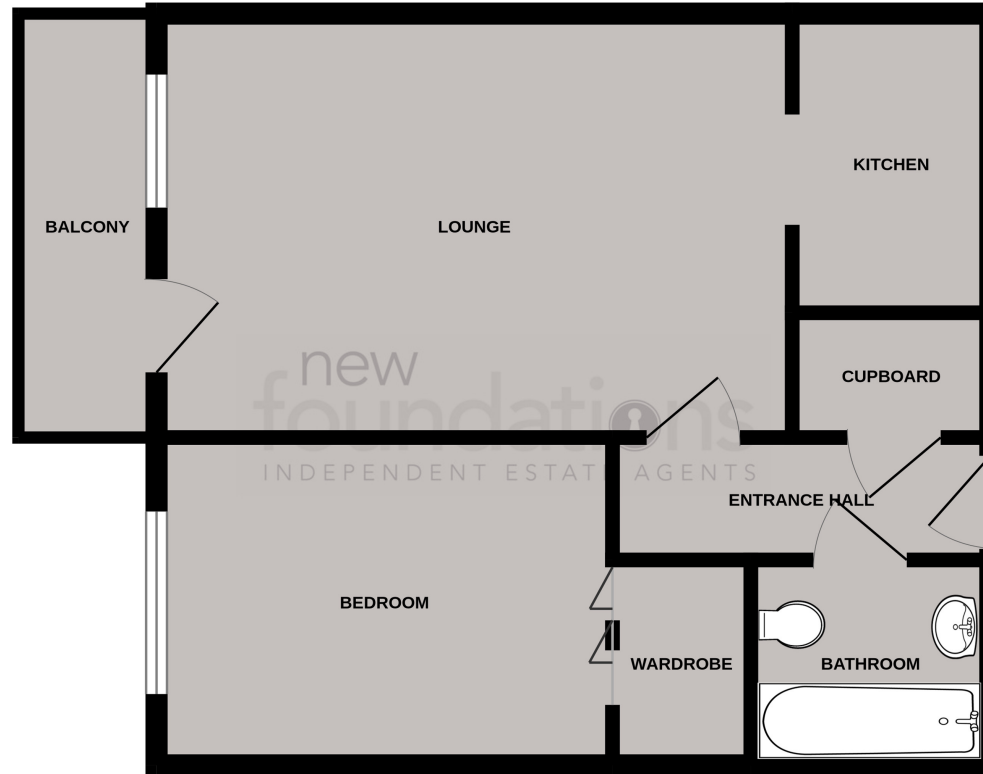
There are well kept communal gardens to enjoy, these can be accessed from the communal lounge.

## NB

We have been advised of the following;  
99 year lease from 1987  
Service charge is approximately £3,511.53 per annum and the ground rent is approximately £490.28 per annum

# 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

