



45, Homehill House 2 Cranfield Road,  
Bexhill on Sea TN40 1PZ



## PROPERTY DESCRIPTION

1 bedroom purpose built 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 19' lounge with a south westerly aspect and views over the town to the sea and Eastbourne Downs, kitchen, bathroom, double bedroom, communal lounge and laundry room. EPC-C

## FEATURES

- One Bedroom Retirement Flat
- Over 60's
- Far Reaching Views Towards The Downs and Sea
- Sitting Room
- Kitchen
- Bathroom
- Communal Facilities
- Town Centre Location
- No Onward Chain
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance

Communal front door leading to communal entrance hall, passenger lift or stairs to 3rd floor landing. Private front door to entrance hall with large built in airing cupboard with hot and cold water tanks.

### Living Room

16' 2" x 10' 4" (4.93m x 3.15m) Having far-reaching views over Bexhill rooftops towards the English channel and far-reaching views towards the downs with the south and Wesley aspect, double glazed window, night storage heater, television point wall lights, door entry phone handset.

### Kitchen

7' 5" x 5' 4" (2.26m x 1.63m) With single drainer sink unit with cupboard under, wall mounted cupboards and appliance spaces.

### Bedroom

11' 6" x 8' 9" (3.51m x 2.67m) With Velux window, wall mounted electric heater, emergency pull cord, double built in wardrobe.

### Bathroom

Fitted panel bath with independent electric shower over, low-level WC ,wash hand basin, part tiled walls, extractor fan.

## NB

We have been verbally advised of the following;

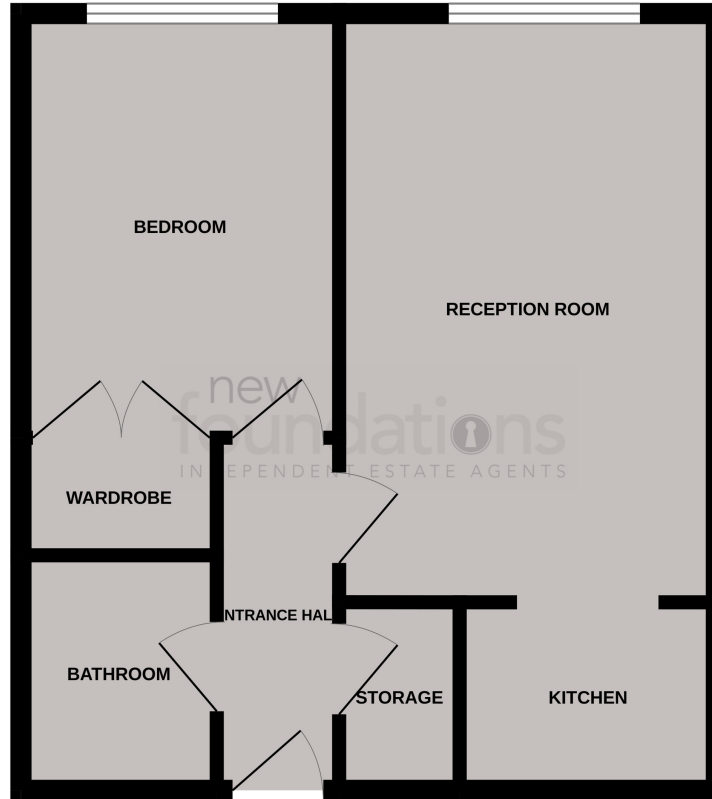
Lease 58 years remaining

Service charge for the period 01/09/2023 to 29/02/2024 - £1393.11

Ground rent for the period 01/03/2023 to 31/08/2023 - £211.69

# 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>	80	81
(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	

