



Flat 2 Laurel Bank, 73 Hastings Road,  
Bexhill-on-Sea, East Sussex TN40  
2NH





## PROPERTY DESCRIPTION

A spacious 2 bedroom ground floor flat benefiting from modern fitted kitchen and shower room. Other benefits include entry phone system, good size south facing living room, share of freehold, remaining of 999 year lease, communal gardens and garage. EPC-D

## FEATURES

- Two Bedroom Purpose Built Apartment
- Ground Floor
- Bay Fronted South Facing Sitting Room
- Modern Fitted Kitchen
- Garage En-Bloc
- Share Of Freehold
- Re-Fitted & Modern Shower Room
- Bright and Well Presented Throughout
- Set Within Well Communal Gardens
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Entrance

Communal front door, security entry phone system. Private front door to private entrance hall, storage heater and cover, entry phone handset.

### Sitting Room

19' 6" x 12' 0" (5.94m x 3.66m) A south facing room having double glazed windows overlooking the communal gardens, television point.

### Kitchen

11' 9" x 9' 9" (3.58m x 2.97m) A modern fitted kitchen with one and a half bowl stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, range of working surfaces with cupboards and drawers under, built-in electric hob with extractor hood over, built-in electric oven with storage above and below, matching wall-mounted cupboards, double glazed window overlooking the communal gardens.

### Bedroom One

15' 9" x 12' 0" (4.80m x 3.66m) A southerly aspect room with double glazed window overlooking the communal gardens.

### Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window overlooking the communal gardens.

### Shower Room

Fitted shower room with large walk-in shower cubicle with independent electric shower and glass screens, low level concealed cistern WC, wash hand basin with mixer tap and cupboard below, electrically heated towel rail, spotlights and extractor fan.

### Garage

Located En-Bloc.

### Outside

Outside the property enjoy the use of communal gardens to the front and back.

### NB

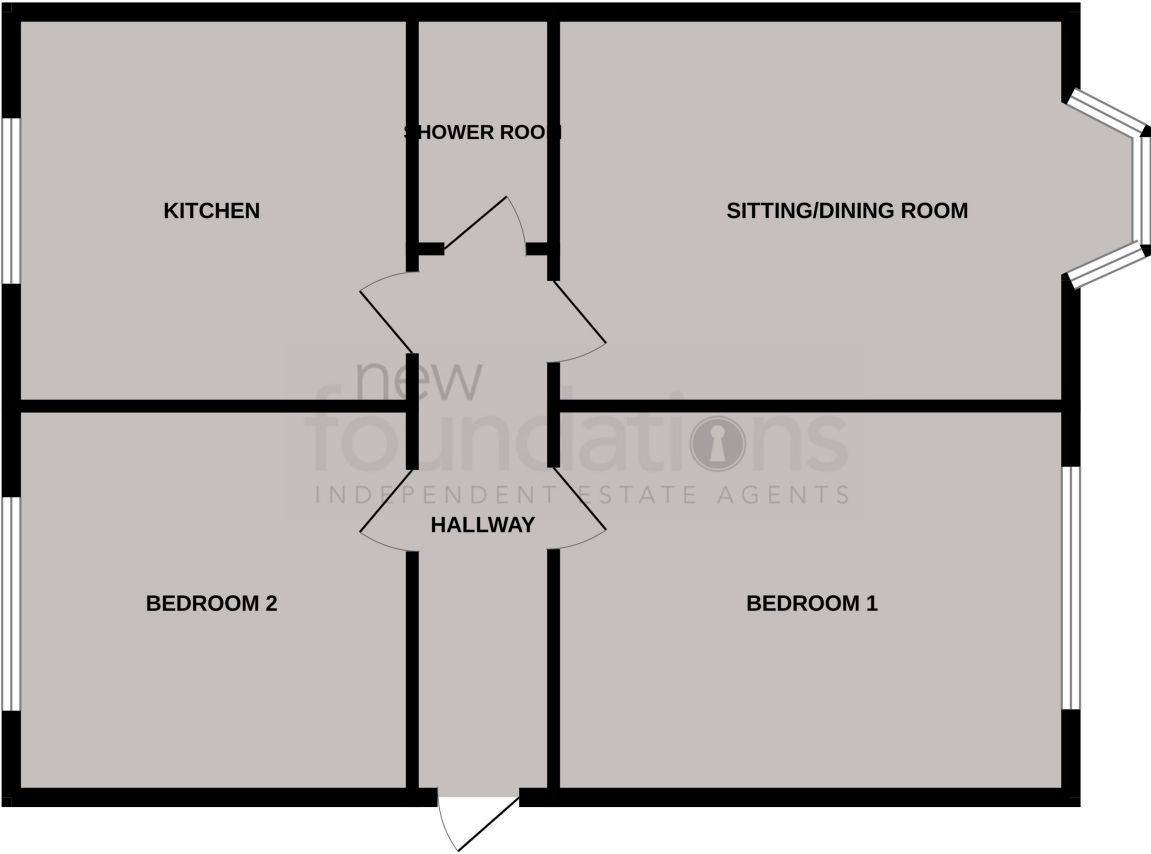
The property has a Share of Freehold

Remainder of a 999 year lease

Current maintenance is £1380 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England, Scotland & Wales		
EU Directive 2002/91/EC		

