



Flat 14, 133-135 Beaulieu Court, De la  
Warr Road, Bexhill-on-Sea, East  
Sussex TN40 2JJ



## PROPERTY DESCRIPTION

A bright two bedroom first floor (with lift) purpose built apartment situated in a convenient position just a short walk to Ravenside Retail Park and on the 99 bus route with links to Hastings, Bexhill town centre and Eastbourne. The accommodation comprises; communal entrance hall with stairs and lift rising to the first floor, private entrance, south facing lounge with sea views and sliding doors leading to the sun balcony, modern kitchen, two bedrooms both with sea views, modern bathroom and separate WC. Outside there is a residents car park. To be sold with the remainder of and long lease. EPC - C.

## FEATURES

- Two Bedroom First Floor Flat
- Purpose Built Block
- Short Walk To Ravenside Retail Park
- South Facing Balcony With Sea Views
- On The 99 Bus Route
- Lift Access
- Modern Kitchen & Bathroom
- Residents Car Park To The Rear
- Remainder Of A Long Lease
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door, stairs and lift rising to the first floor.

### Entrance Hall

Accessed via private front door, ceiling coving, radiators, double storage cupboard.

### Lounge

13' 11" x 10' 6" (4.24m x 3.20m) Double glazed sliding doors to the front with a southerly aspect offering plenty of natural light and leading to the balcony, ceiling coving, radiator, archway through to the kitchen.

### Kitchen

15' 9" x 6' 1" (4.80m x 1.85m) Double glazed windows to the rear and side, ceiling coving, radiator, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine and tall fridge/freezer.

### Bedroom One

13' 0" x 9' 9" (3.96m x 2.97m) Double glazed window to the front, ceiling coving, radiator.

### Bedroom Two

10' 8" max x 8' 11" (3.25m max x 2.72m) Double glazed window to the front, ceiling coving, radiator.

### Bathroom

Fitted white suite comprising; Panelled bath with mixer tap, shower screen and shower over, pedestal wash hand basin, radiator.

### WC

Low level WC.

### Outside

To the rear there is a residents car park.

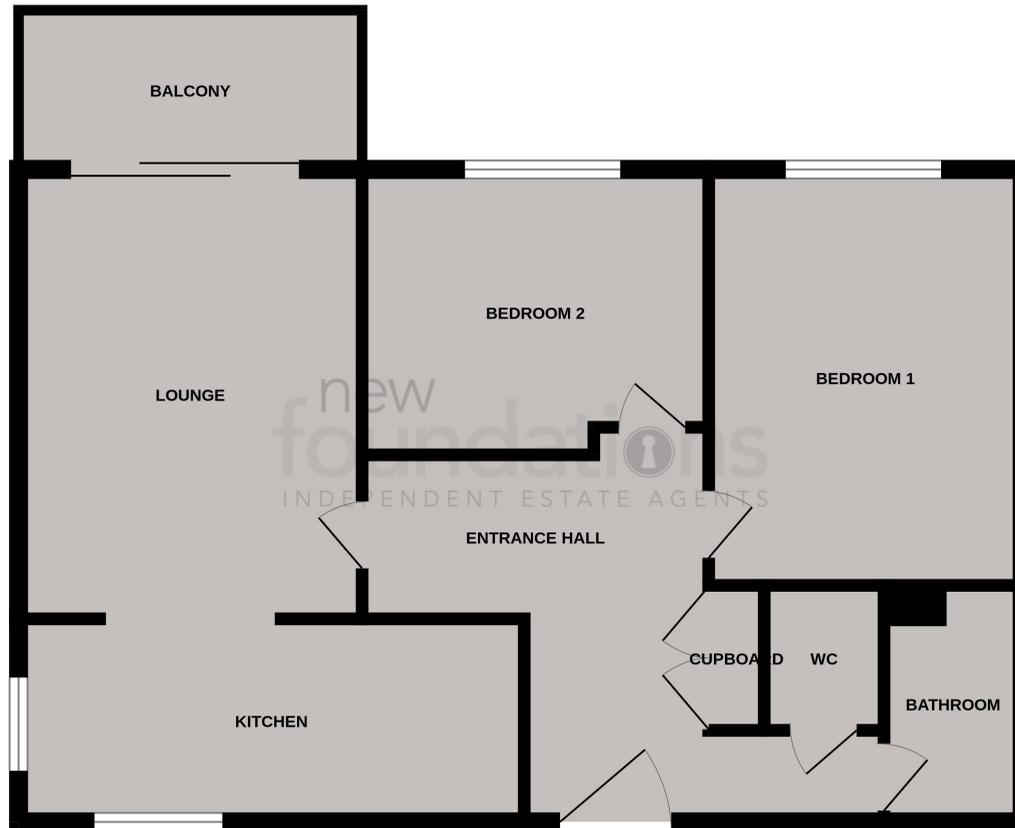
### NB

We have been advised of the following;  
Service charge - £965 per 6 months  
999 year lease from 1990



# 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>	77	78
(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	

