



1 Regency Court, Garden Close,
Bexhill-on-Sea, East Sussex TN40 1RZ



PROPERTY DESCRIPTION

A 2 bedroom purpose built ground floor flat ideally situated close to Bexhill town centre, seafront and literally moments from the train station. Although in need of general improvement the property enjoys double glazing, gas boiler and radiators, L shaped living/dining room, well maintained communal gardens, garage and SHARE OF FREEHOLD. EPC - Awaited

FEATURES

- Ideally located for Bexhill town centre, seafront and Train station
- Communal Gardens
- Gas boiler and radiators
- Garage
- Share of freehold
- TO BE SOLD CHAIN FREE
- Ground Floor
- 2 Bedrooms
- Purpose built in a small block of 4 flats
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Communal entrance leading to communal hallway with private front door, leading to private entrance hall with radiator to large built-in storage cupboards.

Living/dining room

16' 7" narrowing to 9' 7" x 17' 2" (5.05m x 5.23m) L-shaped with two radiators TV aerial point, some fitted cupboards also accessible from the kitchen with a slightly open plan arrangement, double glazed bay window with outlook to front and smaller double glazed window in the dining area.

Kitchen

9' 5" x 6' 5" (2.87m x 1.96m) Kitchen with range of units, comprising single drainer, stainless steel sink unit with mixer taps and cupboards under further range of cupboards with working surfaces over some wall mounted cupboards fitted electric oven, space for washing machine, double glazed window to side

Bedroom 1

14' 1" x 9' 8" (4.29m x 2.95m) With built-in double wardrobe and further fitted double wardrobe, fitted dresser with mirror, radiator, attractive double glazed bay window with outlook to rear immediately overlooking the communal gardens.

Bedroom 2

9' 11" x 9' 11" (3.02m x 3.02m) With built-in double wardrobe, radiator, double glazed window with outlook to rear overlooking communal gardens.

Bathroom

With coloured suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, tiling to walls, radiator wall mounted cupboard and medicine cabinet, frosted glass double glazed window.

Boiler Cupboard

Locked and immediately adjacent to the front door housing floor mounted gas boiler and hot water tank.

Outside

The development is surrounded by well-kept communal gardens. There is a single garage in a block situated at the rear.

Garage

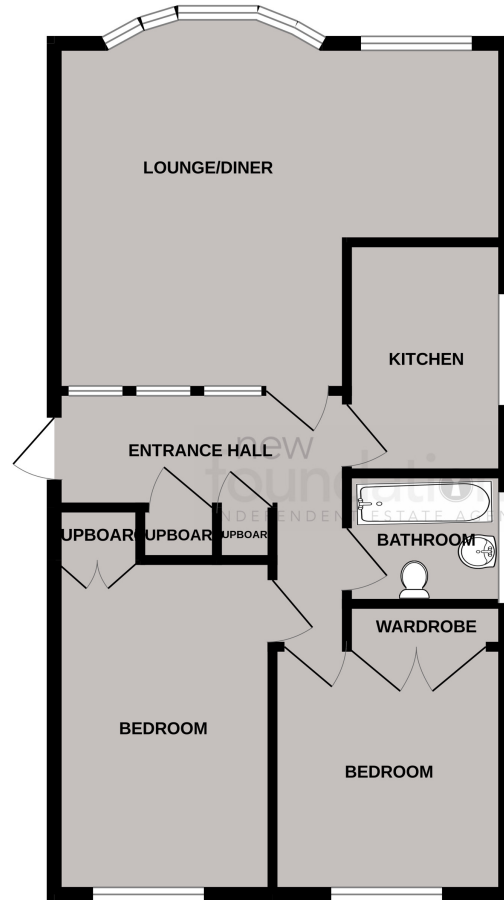
16' 0" x 9' 2" (4.88m x 2.79m) accessed via up and over door in a block to the rear.

NB

We have been verbally advised that the property is to be sold with a share of the freehold and that the property is held on a 999 year lease from 1965. We have also been advised that the ground rent is £10 per annum and that the maintenance is shared on a 25% basis of any work carried out. The current ongoing shared costs are approximately £740

FLOORPLAN

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

