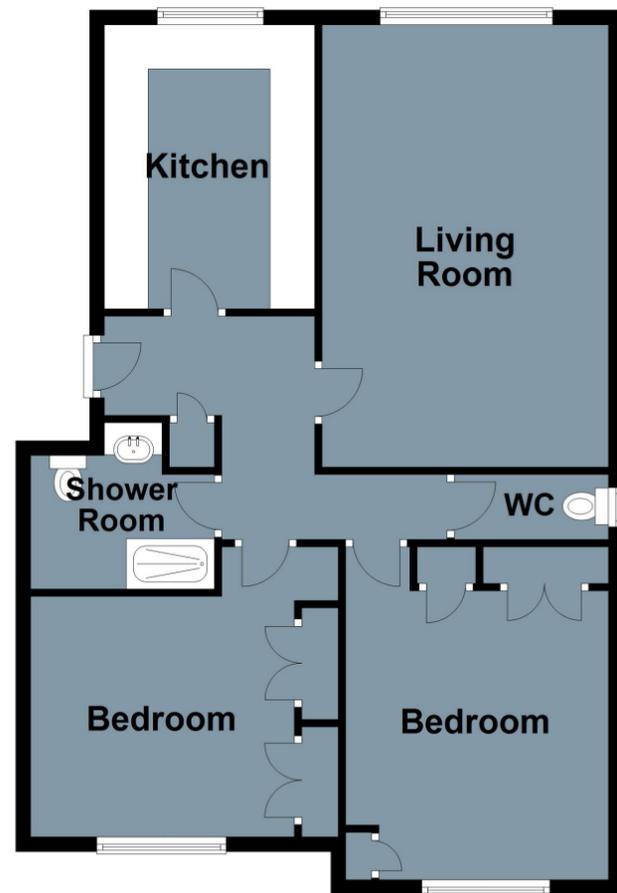


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

## Ground Floor

Approx. 83.2 sq. metres (895.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.2 sq. feet)  
 For illustration purposes only - not to scale



Flat 1 Randolph House The Grove, Bexhill-on-Sea, East Sussex  
 TN39 3SX

**£210,000**

**leasehold**

A well-presented and generously proportioned ground floor purpose-built flat, ideally situated in the sought-after West Bexhill area, conveniently located within easy reach of both Bexhill town centre and Little Common village.

Ground Floor Flat

2 Double Bedrooms

Single Garage en-bloc

Communal Gardens

Convenient Location

Chain Free

## Description

The property offers bright and airy accommodation throughout, comprising a welcoming entrance hall, a comprehensive fitted kitchen, and a spacious sitting/dining room ideal for both relaxing and entertaining. There are two double bedrooms, both benefiting from extensive built-in wardrobes, along with a well-appointed shower room and a separate cloakroom for added convenience. Outside there are well-maintained communal gardens, as well as the benefit of a single garage en-bloc. Offered to the market chain free, this delightful flat would make an excellent main residence, retirement option, or investment opportunity, and early viewing is highly recommended.

## Directions

From Little Common roundabout proceed in a southerly direction on Cooden Sea Road, take the left turning into Birkdale then take Collington Rise on the left and proceed to the top of the road where you will find Randolph House.  
What3Words:///panning.wheat.diverts

## THE ACCOMMODATION COMPRISES

### COMMUNAL PORCH

with door to Communal Entrance Hall, an outside cupboard houses the consumer unit and meters for the property. A private front door leads to

### ENTRANCE HALL

with ceiling lighting, traditional radiator, built in storage cupboard, space for coats, door to

### KITCHEN

12' 9" x 9' 4" (3.89m x 2.84m) with window to front overlooking communal garden, fitted with a comprehensive range of base and wall mounted kitchen cabinets, a wooden working surface incorporating a breakfast bar area, single bowl ceramic sink with drainer and mixer tap, eye level oven and grill with 4 ring gas hob and extractor over, integral fridge/freezer, dishwasher and washing machine.

### LIVING/DINING ROOM

19' 10" x 12' 9" (6.05m x 3.89m) with large window to front overlooking the communal garden, large feature fireplace with surround and hearth housing a flame effect electric fire, ceiling lighting, contemporary wall mounted radiator.



### BEDROOM 1

14' 10" x 11' 9" (4.52m x 3.58m) max incorporating built in wardrobes, separate linen cupboard, window overlooking the communal rear garden and neighbouring Broad Oak Park, ceiling lighting, radiator.



### BEDROOM 2

10' 10" x 14' 0" (3.30m x 4.27m) max incorporating built in wardrobes with hanging and shelving, window to rear with views over the communal garden and Broad Oak Park, ceiling lighting and radiator.



### SHOWER ROOM

8' 3" x 7' 4" (2.51m x 2.24m) max incorporating a low level wc, vanity wash hand basin with mixer tap and storage cupboard beneath, further base mounted storage cupboards and a large shower cubicle with glazed screen, tiled floor, part tiled walls, chrome heated towel rail, ceiling lighting and extractor fan.

### SEPARATE CLOAKROOM

with obscured window to side, ceiling lighting and fitted with a low level wc and wash hand basin with mixer tap.

### OUTSIDE

There are communal grounds.

### SINGLE GARAGE

There is a single garage en-bloc.



### LEASE DETAILS

999 year lease from 2004  
We are advised the maintenance cost is £280 per month includes hot water and heating. TBC

### COUNCIL TAX

Rother District Council  
Band C £2,268.73

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.