



12 The Borodales White Hill Drive,
Bexhill-on-Sea, East Sussex TN39
3RW



PROPERTY DESCRIPTION

An extremely well presented and spacious two bedroom first floor apartment situated in a quiet and peaceful development in West Bexhill known as 'The Borodales' whilst also being approximately a mile from Little Common Village. There has been significant changes made by the current vendor and the accommodation comprises; private entrance on the ground floor, stairs rising to the first floor landing with loft access and storage cupboards, impressive kitchen/dining room with sea views, bright lounge with access to the south facing balcony also enjoying sea views, two double bedrooms, re-fitted and modern shower room and utility/laundry room. Outside there is a garage with workshop area and well kept communal gardens. EPC - C.



FEATURES

- Two Bedroom First Floor Flat
- Comprehensively Refurbished Apartment
- Private Entrance
- South Facing Balcony With Sea Views
- Attractive Development With Well Kept Gardens
- Garage With Workshop Area
- Re-Fitted & Modern Shower Room
- Utility/Laundry Room (Formerly Additional WC)
- Loft Access
- Council Tax Band - C





ROOM DESCRIPTIONS

Private Entrance Hall

Accessed via private front door, stairs rising to the first floor, dado rail, ceiling coving.

First Floor Landing

Ceiling coving, spotlights, storage cupboard, radiator, further large double linen cupboard.

Lounge

16' 0" x 12' 8" (4.88m x 3.86m) Large full height double glazed window and door leading to the balcony and offering views towards the English Channel, ceiling coving, radiator, access to loft space via hatch with ladder and lighting.

Kitchen/Dining Room

15' 1" x 10' 7" (4.60m x 3.23m) Double glazed window to the front with views towards the English Channel, spotlights, a fully refurbished room with a range of working surfaces, inset one and half bowl sink unit with mixer tap, inset four ring induction hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built in; dishwasher and double electric oven and grill/microwave, American style fridge freezer, wall mounted electric heater, ample space for table.

Bedroom 1

12' 3" x 11' 5" (3.73m x 3.48m) Double glazed window to the rear, ceiling coving, radiator, a range of built-in cupboards.

Bedroom 2

12' 3" x 10' 3" (3.73m x 3.12m) Double glazed window to the rear, ceiling coving, radiator, a range of wardrobes.

Shower Room

9' 0" x 5' 3" (2.74m x 1.60m) Double glazed frosted glass window to the rear, spotlights, a re-fitted and beautiful shower room comprising; large fully tiled walk-in shower with fitted screen and thermostatic shower over, handheld attachment and chrome controls, low level WC with concealed cistern, wash hand basin with mixer tap and draw under, chrome heated ladder style towel rail.

Laundry/Utility Room

Formerly the additional WC, double glazed frosted glass window to the rear, space for washing machine and tumble dryer, chrome heated towel rail.

Outside

The property enjoys access to a south facing sun balcony.

Garage

Accessed via up and over door, workshop area.

NB

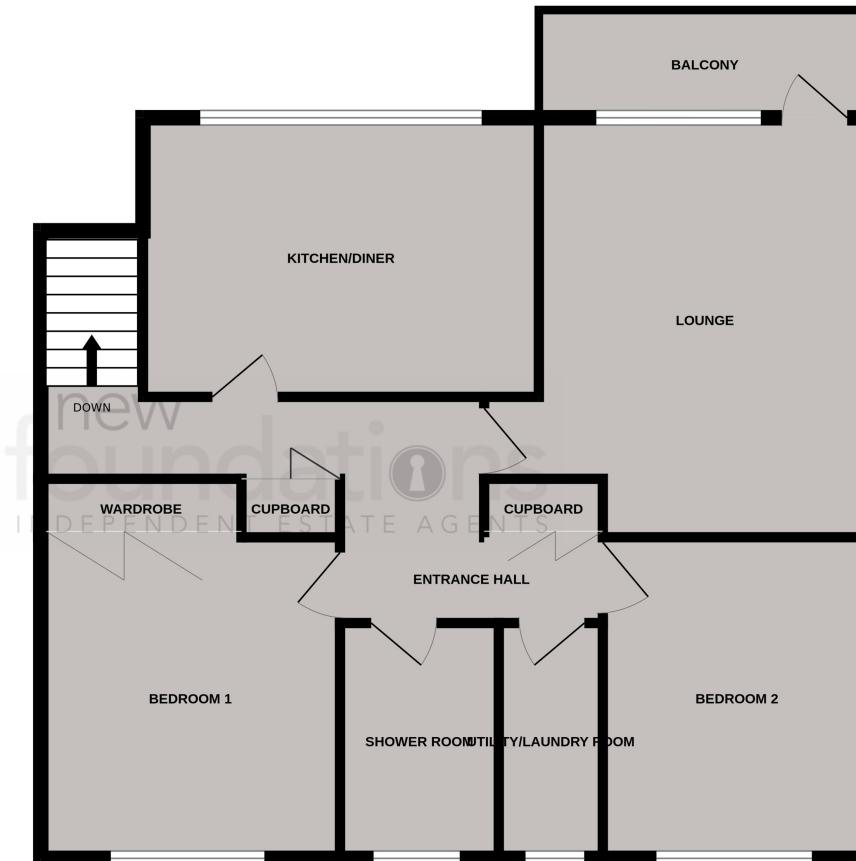
We have been verbally advised of the following;
122 year lease
Service charge £1343
Building insurance £211

FLOORPLAN

GROUND FLOOR



1ST 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	81
(65-80)	C	
(55-68)	D	
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		