



Flat 2, 9 Dorchester Court, Dorset  
Road South, Bexhill-on-Sea, East  
Sussex TN40 1NH





## PROPERTY DESCRIPTION

A well presented 2 bedroom purpose build ground floor flat situated just off Bexhill Seafront. The property has the benefit of a PRIVATE GARDEN AND PARKING SPACE. The accommodation comprises entrance hall, entry phone system, sitting room with angled sea view, modern kitchen with appliances, master bedroom with en-suite shower room, further shower room, double glazing and electric boiler and radiators. EPC-C

## FEATURES

- Just Off Bexhill Seafront
- 2 Bedroom Ground Floor Flat
- Modern Kitchen
- En Suite Shower Room
- Further Shower Room
- Private Parking
- Private Garden
- Double Glazed
- Electric Boiler and Radiators
- Tax Band C





## ROOM DESCRIPTIONS

### Entrance

Communal front door with security entry phone system leading to the communal entrance hall. Private front door with security spy hole to entrance hall, radiator, additional independent electric wall mounted heater, entry phone handset, built in boiler cupboard with floor mounted electric boiler.

### Sitting Room

19' 2" max into bay x 10' 3" (5.84m x 3.12m) With feature turret bay with double glazed windows overlooking the private garden and angled sea view, Television point, radiator. Dining area with double glazed window overlooking the private garden, radiator and additional independent electric heater.

### Kitchen

10' 9" x 6' 0" (3.28m x 1.83m) Fitted with granite working surfaces with 1 1/2 bowl stainless steel sink unit with mixed tap with cupboard under, plumbing for washing machine, range of working surfaces with cupboards and drawers, plumbing for slimline dishwasher, built in four ring electric induction hob with electric oven below and extractor hood over with chrome splash back, built in fridge and freezer, range of wall mounted cupboards, further working surface with cupboards and drawers below, tiled floor, part tiled walls, double glazed door leading through to the garden.



### Bedroom 1

14' 10" max x 10' 9" (4.52m x 3.28m) Double glazed bay window overlooking the garden with angle sea view, radiator, built in wardrobes, television point.

### En-Suite Shower Room

With tiled floor, walk in shower cubicle with chrome fitment and glass screen and tiled walls, wash hand basin with mixer tap, low level WC, shaver, point, extractor fan and heated towel rail.

### Bedroom 2

12' 0" x 9' 7" (3.66m x 2.92m) Double glazed window overlooking the garden, radiator, double built in wardrobe.

### Shower Room

Large walk in shower with chrome fitments and glass screen, built in wash basin with mixer, low level WC, heated towel rail, tiled floor, extractor fan.

### Outside

The property benefits from the use of private gardens to two sides, laid to lawn with flower and shrub borders and pathway leading through to the parking space, to the rear there is a patio area screened by ornamental wall and fencing with flower and shrub brick boards, insulated shed.

### NB

We have been verbally advised that the lease is 999 years from 2008

The current maintenance is £1200

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>	73	73
(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	

