



Flat 10 The Orangery, Buxton Drive,
Bexhill-on-Sea, East Sussex TN39 4FA



PROPERTY DESCRIPTION

75% OWNERSHIP A modern and well presented 2 bedroom ground floor purpose built flat for the over 55's situated in this Extra Care Scheme development. Benefits of this spacious property include a private terrace, modern fitted kitchen with built in appliances, wet room, emergency pull cord system, direct access to communal gardens. EPC - B

FEATURES

- A 2 bedroom ground floor flat for the over 55s
- On site restaurant with some meals included in maintenance
- Well presented spacious accommodation
- Direct access to communal gardens
- Other facilities include mobility vehicle store, guest suite, hairdressers and parking
- Care packages available via on site care team
- Council tax - C





ROOM DESCRIPTIONS

Entrance Hall

Communal front doors with security entry phone system leading through to the entrance halls with access to the communal facilities. Flat 10 is located on the lower ground floor of the development. Private front door leading to private entrance hall with emergency pull cord, large built in storage cupboard, built in shelved airing cupboard.

Living Room

14' 7" x 11' 11" (4.44m x 3.63m) Having double glazed window and door leading on to private terrace leading on to communal gardens, wall mounted electric heater, television and telephone points.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m) Open plan kitchen with one and a half bowl stainless steel sink unit with mixer tap with cupboards under, built in washing machine, range of working surfaces with cupboards and drawers under, built in fridge freezer, high-level oven and 4 ring electric hob with splash back and extractor hood over, range of wall mounted cupboards with concealed lighting and extractor fan.

Bedroom One

16' 2" x 11' 3" (4.93m x 3.43m) Double glazed floor to ceiling window with outlook over the communal gardens, wall mounted electric heater, telephone and TV points, door to wet room.

Bedroom Two

13' 3" x 7' 8" (4.04m x 2.34m) Double glazed floor to ceiling window overlooking the communal gardens, wall mounted electric heater.

Wet Room

9' 5" x 6' 8" max (2.87m x 2.03m) Jack and Jill style wet room style shower with chrome fittings, low level WC, emergency pull cord, wash hand basin with tiled splash back, heated towel rail, extractor fan, double glazed window.

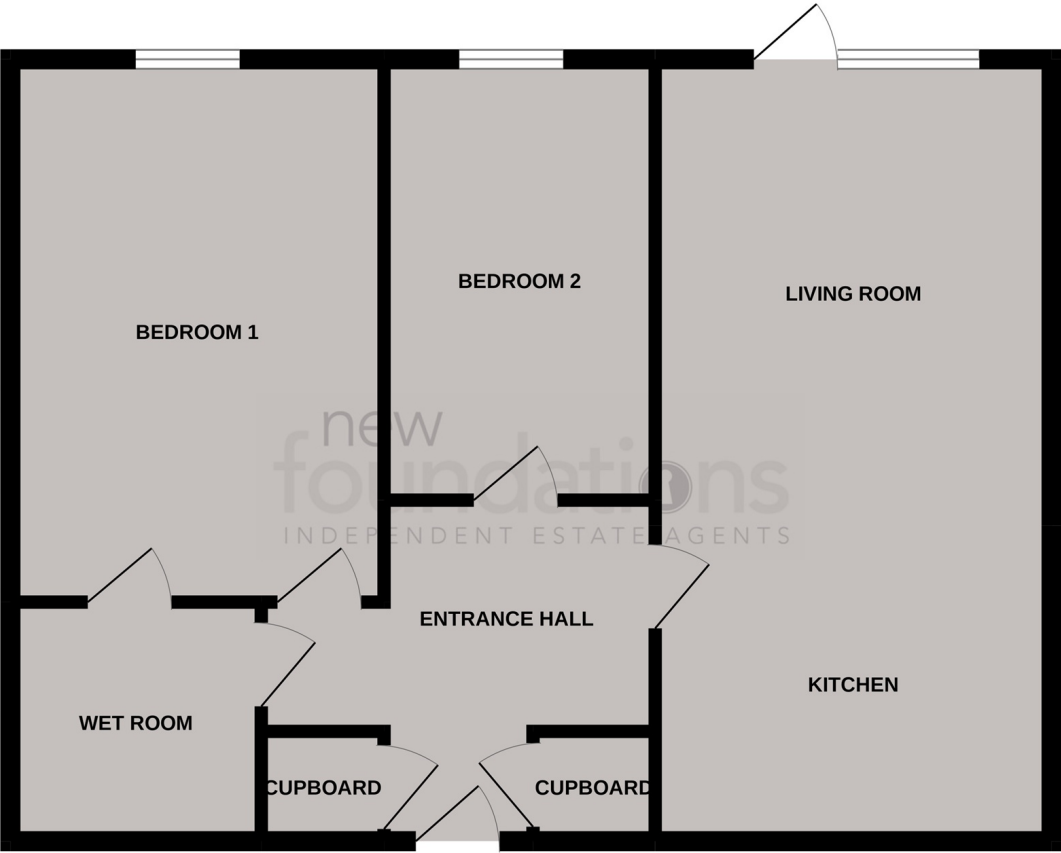
NB

The development has many communal facilities such as residents lounge, mobility scooter store, onsite hairdressers (at an additional cost) and 24 hour 7 day a week on site care team

We have been verbally advised that the lease is 125 years from 2016 and the current service charge is TBC which includes water and sewage charges, 5 meals per week. Additional meals can be purchased. There is no additional rent for the 25% that you don't own.

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	