new foundations
INDEPENDENT ESTATE AGENTS

£160,000 Leasehold

Flat 1 The Lodge, Brookfield RoadBexhill on Sea, TN40 1NY

PROPERTY DESCRIPTION

A spacious two double bedroom ground floor retirement flat ideally situated just off Bexhill Seafront and within a short distance of the Town Centre. The accommodation comprises; dual aspect lounge, fitted kitchen, two bedrooms and a modern shower room. The property is set within well kept communal gardens and is to be sold with NO ONWARD CHAIN. EPC - D.

FEATURES

ROOM DESCRIPTIONS

Communal Entrance Hall
Accessed via communal front door.

Entrance Hall
Accessed via private front door, ceiling coving, fitted smoke alarm, night storage heater, emergency pull cord.

Lounge
17′ 6″ x 12′ 11″ (5.33m x 3.94m) A dual aspect room with double glazed windows to the side and front with the latter overlooking the communal garden and having a sea view and further door to the side, ceiling coving, television point, telephone point, feature fireplace, cupboard housing hot water cylinder.

Kitchen
A dual aspect room with double glazed windows to the side and rear, ceiling coving, a fitted kitchen comprising a range of laminate working surfaces with inset stainless steel sink and drainer unit, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, integrated electric oven, space for; washing machine, slimline dishwasher, tumble dryer, tall fridge freezer.

Bedroom One
12′ 11″ x 11′ 1″ (3.94m x 3.38m) Double glazed window to the front with sea views and overlooking the communal garden, ceiling coving, night storage heater, built-in wardrobes.

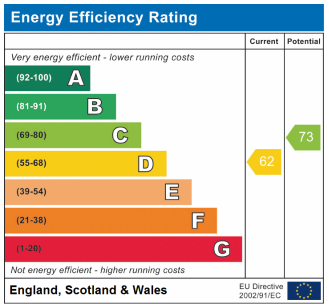
Bedroom Two
11′ 6″ x 10′ 5″ (3.51m x 3.18m) Double glazed window to the rear, ceiling coving, night storage heater, built-in wardrobes.

Shower Room
Double glazed patterned window to the rear, ceiling coving, a fitted suite comprising; large walk-in fully tiled shower cubicle with handrails and thermostatic shower over, low-level WC, wash hand basin with cupboard underneath, wall mounted electric heater, chrome heated towel rail.

Outside
The property is set within well kept communal gardens.

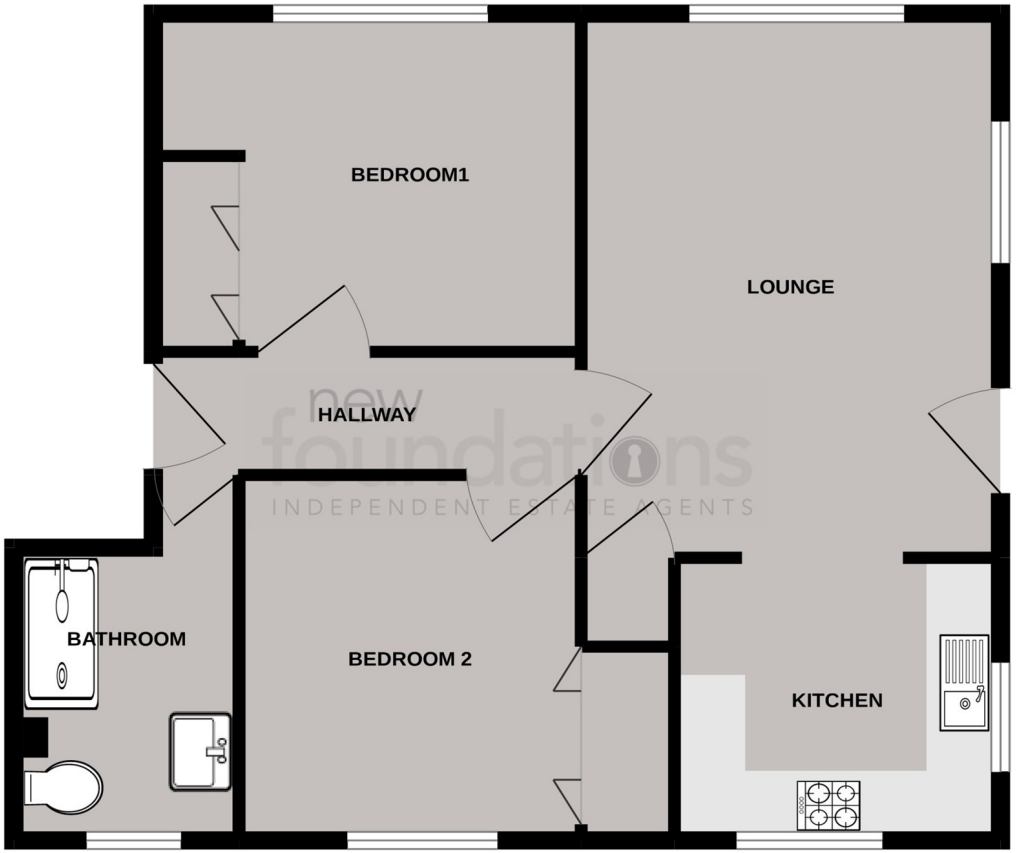
Leasehold Information
We have been verbally advised there is 91 years remaining on the lease and the service charge is £2880 every 6 months and ground rent is £333 every 6 months. The service charge includes water and sewerage, buildings insurance and house manager.

There is a minimum age restriction of 60. If a couple are moving in then the other person must be a minimum of 55 years.



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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