



1 BROOKLANDS HOUSE, BROOKLANDS ROAD, BEXHILL ON SEA, EAST SUSSEX TN39 4FR

£189,950 LEASEHOLD

 **Greystones**
INDEPENDENT ESTATE AGENTS

COMMUNAL ENTRANCE HALL

Door with entry phone system, carpet as fitted, further door to:

ENTRANCE HALL

Built-in cupboard, telephone point, radiator, carpet as fitted, doors to:

KITCHEN/LOUNGE

11' 7" max x 27' 3" max (3.53m x 8.31m) KITCHEN AREA has a modern fitted kitchen with a range of matching wall and base units with fitted drawers under and laminated work surfaces over, inset sink with single drainer and chrome central mixer tap over, inset four ring electric hob with stainless steel extractor hood over and fitted electric oven under, integrated fridge/freezer, integrated washing machine and dishwasher, breakfast bar, radiator, laminated floor.

LOUNGE AREA has double glazed French doors to side giving access onto an enclosed balcony, television point, telephone point, radiator, laminated floor.

BEDROOM ONE

9' 1" x 17' 8" (2.77m x 5.38m) Double glazed window to rear, television point, radiator, door to:

BATHROOM

A Jack 7 Jill bathroom/En-Suite Bathroom. A modern white suite comprising of a panelled bath with chrome mixer tap over, further fitted shower over, fitted glass shower screen, pedestal wash hand basin with chrome central mixer tap over, low level WC, heated towel rail, shave point, extractor fan, part tiled walls, laminated floor.

COMMUNAL GARDENS

The property is set within communal gardens mainly laid to lawn, allocated parking space.

AGENTS NOTES

Service Charge £1,386.36

Lease 125 Years from 2019

Council Tax Band B

EPC Rating B

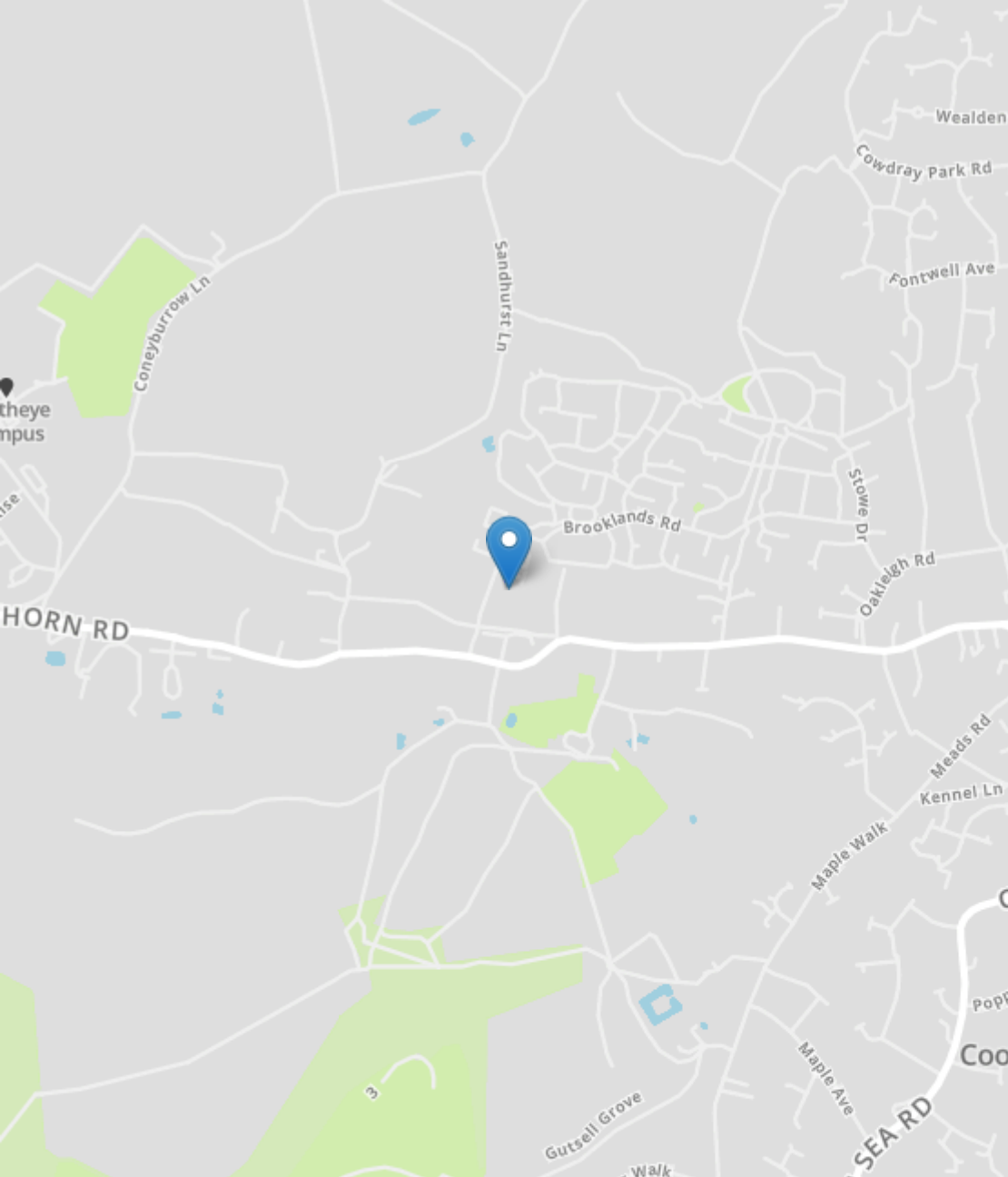
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

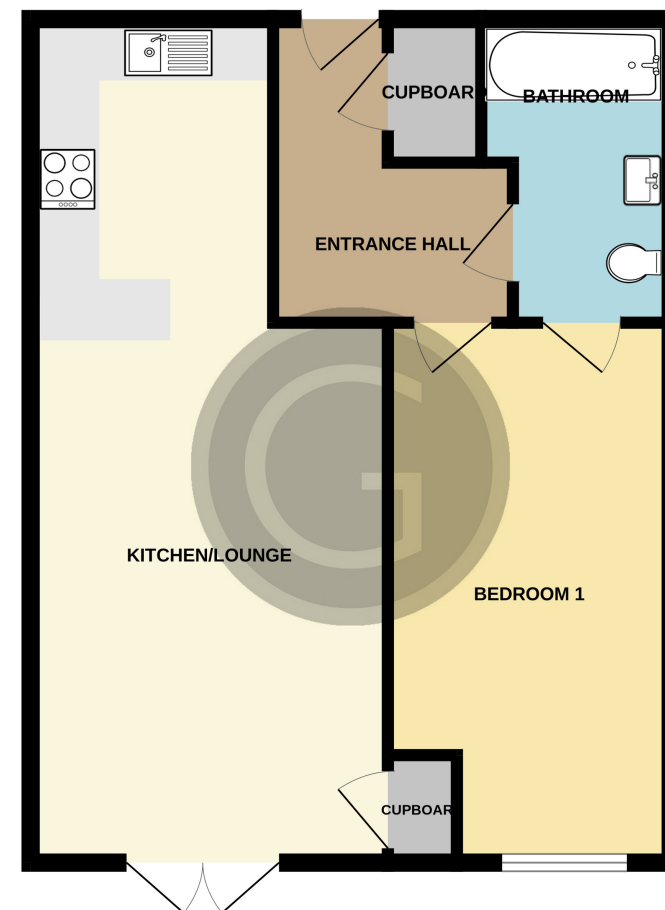
DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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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