



Flat 1, 1 Gail Court, Glyne Ascent,
Bexhill-on-Sea, East Sussex TN40
2NX



PROPERTY DESCRIPTION

A well presented two bedroom ground floor flat with private entrance and benefitting from both FRONT AND REAR GARDENS. The apartment is ideally situated a short distance from Ravenside Retail Park & the beach whilst also being walking distance to a 99 bus stop. The accommodation comprises; entrance hall, cloakroom/WC, dual aspect L-shaped lounge/dining room, modern kitchen with access to the rear garden, two bedrooms with the master having built-in cupboards and a modern jack&jill shower room with space for washing machine. Outside there is off road parking for multiple cars, garage with electric door and rear access, well maintained front garden and a westerly aspect rear garden. EPC - TBC.

FEATURES

- Two Bedroom Ground Floor Flat
- Private Front & Rear Gardens
- Off Road Parking For Multiple Vehicles
- Garage With Electric Door & Rear Access
- Westerly Aspect Rear Garden
- Well Presented Throughout
- Close Proximity To 99 Bus Stop & Ravenside Retail Park
- L-Shaped Dual Aspect Lounge/Diner
- Modern Jack & Jill Shower Room Servicing Both Bedrooms
- Pets Not Permitted





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, double glazed frosted glass window to the side, cupboard housing fuse box and electric meter, radiator.

WC

Double glazed frosted glass window to the side, wash hand basin with mixer tap and cupboard under, radiator.

Lounge/Dining Room

21' 11" max x 16' 11" max (6.68m max x 5.16m max) A spacious and dual aspect L-shaped room with double glazed windows to the front and rear overlooking both gardens, ceiling coving, feature electric fireplace, two radiators.

Kitchen

10' 10" x 10' 5" (3.30m x 3.17m) Double glazed window to the rear overlooking the garden and door leading to the garden, ceiling coving, a modern fitted kitchen comprising a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level double oven and grill, space for dishwasher and fridge/freezer.

Bedroom One

13' 9" max & to wardrobes x 11' 1" max (4.19m max and to wardrobes x 3.38m max) Double glazed window to the front, radiator, built-in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator.

Shower Room (Jack&Jill)

Double glazed frosted glass windows to the side and rear, low level WC with concealed cistern, wash hand basin with mixer tap, large shower cubicle with handheld attachment and shower over, heated towel rail, space for washing machine and tumble dryer.

Garage

Accessed via electric door, door to the garden.

Outside

The property benefits from both the front and rear gardens.

The front garden is mainly laid to lawn with planted borders, gated side access.

Driveway providing parking for multiple vehicles and leading to the garage.

The rear garden benefits from being of a westerly aspect, large patio area ideal for outside entertaining and bbq's, water tap, area laid with shingle and various well planted shrubs, timber framed shed, gated side access, door to the garage.

NB

We have been verbally advised of the following:
189 year lease from 1963
service charge split 50/50 as and when
buildings insurance split 50/50
pets are not permitted

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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