



12 Laurel Bank, 73 Hastings Road,  
Bexhill-on-Sea, East Sussex TN40  
2NH





## PROPERTY DESCRIPTION

A good size 2 bedroom ground floor flat with direct access to a patio and the communal gardens. The accommodation comprises entrance hall, sitting room, kitchen, shower room, double glazing, gas boiler and radiators, garage, share of freehold, chain free. EPC-D

## FEATURES

- Ground Floor 2 Bedrooms
- Direct Access To Patio And Communal Gardens
- Share of Freehold
- Double Glazed
- Garage
- Gas Boiler and Radiators
- Chain Free
- Council Tax Band A





## ROOM DESCRIPTIONS

### Entrance

Communal front door with entry phone system leading to the communal entrance hall. Private front door leading to private entrance hall with frosted double glazed window, radiator, built-in storage cupboard with shelving, further cupboard over, inner hallway with additional radiator.

### Sitting Room

15' 5" x 12' 10" (4.70m x 3.91m) Having a pleasant outlook over the communal gardens with double glazed windows and double glazed door giving access to the patio area and the lawns, radiator, feature fireplace, television point.

### Kitchen

12' 10" x 10' 10" (3.91m x 3.30m) Double glazed windows having pleasant outlook over the communal gardens, single drainer stainless steel sink unit with mixer tap and cupboards under, plumbing for washing machine, space for tumble dryer, range of working surfaces with cupboards and drawers under and matching wall mounted cupboards over, space for gas Cooker, space for fridge freezer, wall mounted concealed gas boiler.

### Bedroom 1

16' 5" x 11' 10" (5.00m x 3.61m) Having double glazed window with pleasant outlook over the communal gardens, radiator, fitted wardrobes.

### Bedroom 2

13' 9" x 12' 10" (4.19m x 3.91m) Double glazed window with pleasant outlook over the communal gardens, fitted wardrobes.

### Shower Room

Large corner shower cubicle with independent electric shower, wash hand basin with mixer tap with storage cupboards below, low-level WC, heated towel rail, tiled walls, tiled floor, frosted double glazed window.

### Outside

The property benefits from a patio area accessed via the sitting room, this leads onto well kept communal gardens which are laid to lawn with flower and shrub borders and seating area.

### Garage

located en-bloc to the rear with up and over door.

### NB

999 year lease from 2003

Share of Freehold

Service charge £100 pcm





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+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

