



5 THE LINKS, BOLEBROOK ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 1EW

OIEO £170,000 SHARE OF FREEHOLD



COMMUNAL ENTRANCE

Accessed via an entry-phone system to the communal entrance hall. Stairs to all levels and a seating area with views to the sea and over the communal gardens.

ENTRANCE HALL

Accessed via a wooden door. Frosted sash window to rear, fitted carpet, electric heater, entry-phone system, cupboard housing the hot water cylinder, fitted storage cupboard and a door leading to a private courtyard passage to the rear.

LIVING/DINING ROOM

16' 0" x 12' 11" (4.88m x 3.94m) Double glazed window to front, electric heater, parquet wood flooring, picture rail, coved ceiling, feature fireplace with surround and inset fire.

KITCHEN

13' 9" x 6' 5" (4.19m x 1.96m) Max. Double glazed windows to front, fitted with a range of base and wall units with worktop surfaces over incorporating a ceramic Butler sink with mixer tap. Fitted electric hob with oven below, space for a washing machine and fridge/freezer.

BEDROOM

19' 4" x 8' 7" (5.89m x 2.62m) Max. Double glazed window to front, a secondary glazed sash window to rear, electric heater, coved ceiling, fitted carpet. Also featuring a fitted double wardrobe.

SHOWER ROOM/WC

Frosted sash window to rear, heated towel rail, ceramic wall tiles. The bathroom suite comprises an enclosed cubicle shower with electric shower unit, pedestal hand basin with mixer tap, low level WC and bidet.

REAR COURTYARD PASSAGEWAY

To the rear of the property there is an enclosed passageway for the sole use of this property.

AGENTS NOTES

Maintenance: £200 per month

No Ground Rent

Lease: 935 years

Council Tax Band A

EPC Rating E

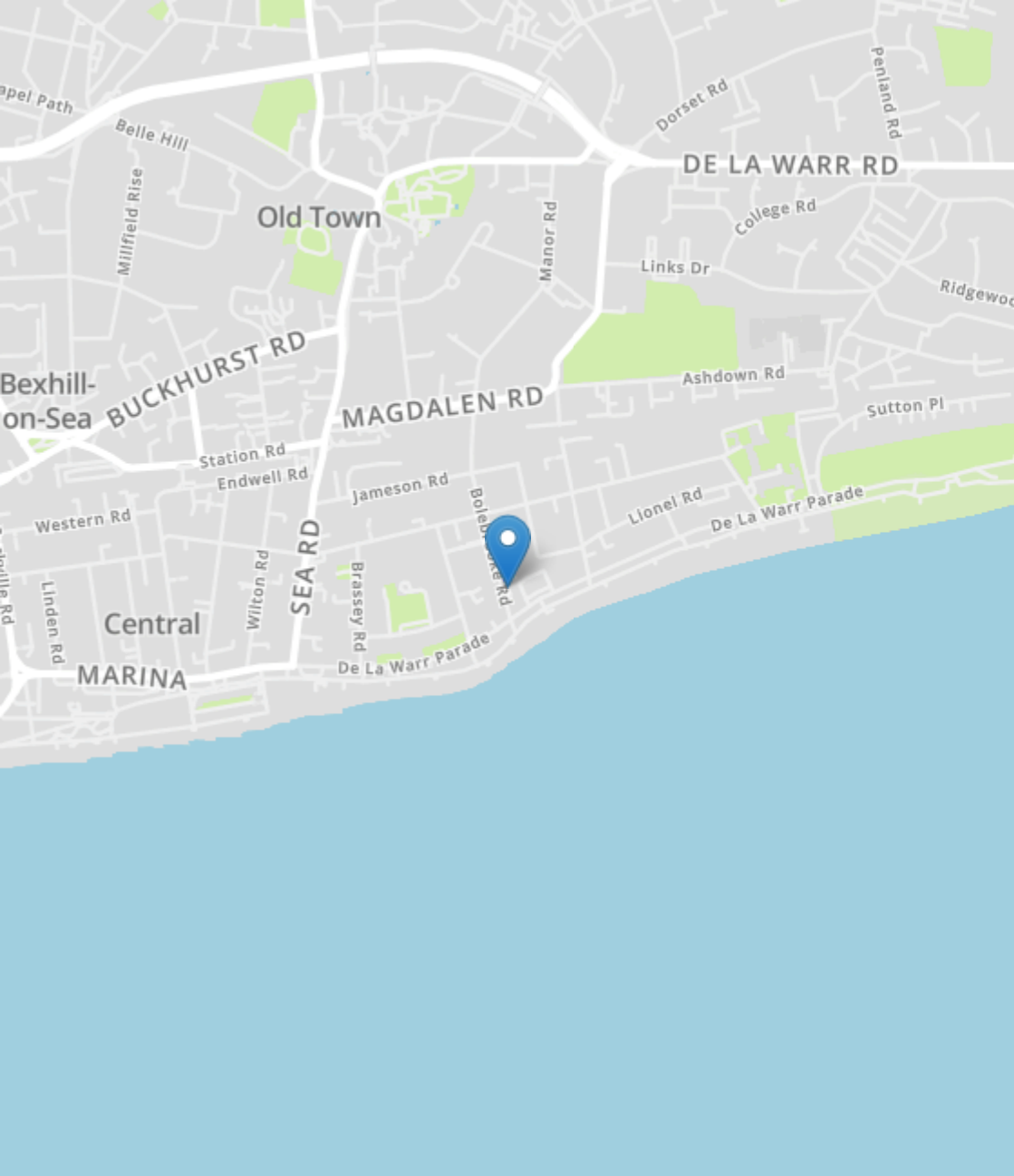
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

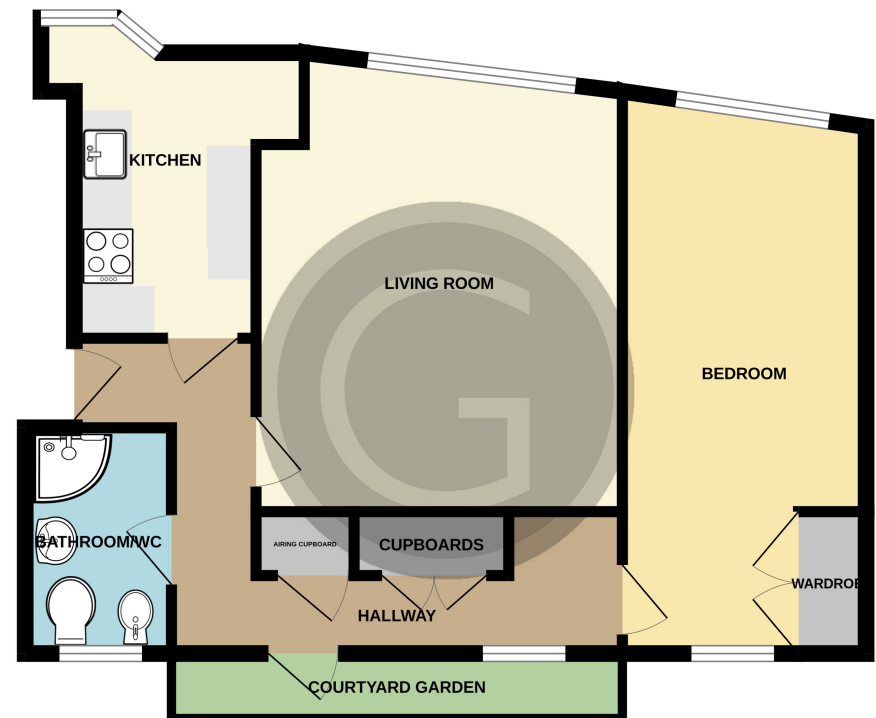
DISCLAIMER PROPERTY DETAILS

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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