



Flat 1 St Peters Mews, Church Street,
Bexhill-on-Sea, East Sussex TN40

2EU



PROPERTY DESCRIPTION

A rarely available and charming two bedroom ground floor flat situated in an over 55's development within Bexhill Old Town. The accommodations comprises; private entrance, entrance hall, south facing lounge, fitted kitchen, two bedrooms with the master having a good to the rear leading to the PRIVATE GARDEN and wet room. Outside as well as the private garden there are well kept communal gardens. EPC - C.

FEATURES

- Two Bedroom Ground Floor Flat
- Private Garden To The Rear
- Private Entrance
- South Facing Lounge
- Sought After Development Within Bexhill Old Town
- Lovely Communal Gardens
- Charming Property
- Over 55's Retirement Development
- Wet Room Style Shower Room
- Council Tax Band - C





ROOM DESCRIPTIONS

Private Entrance Hall

Door to private entrance hall with door to shelved storage cupboard and door to airing cupboard with shelving, door to living room.

Living Room

12' 8" x 10' 8" (3.86m x 3.25m) With window overlooking the front of the property with bespoke shutters, feature fireplace, wall mounted electric storage heater, opening to kitchen.

Kitchen

8' 8" x 5' 7" (2.64m x 1.70m) With modern units comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for electric cooker, space for washing machine, space for freestanding fridge freezer, window overlooking the side of the property.

Bedroom 1

10' 5" x 10' 3" (3.18m x 3.12m) With wall mounted electric storage heater, double glazed window and double glazed door giving access onto the rear garden.

Bedroom 2

8' 10" x 7' 7" narrowing to 5' (2.69m x 2.31m) With window overlooking the front of the property, wall mounted electric storage heater.

Wet Room

A modern suite comprising; wet room style shower with Mira electric shower, concealed cistern low-level WC, wash hand basin with cupboard below, tiled walls, frosted glass window, heated chrome ladder towel rail.

Outside

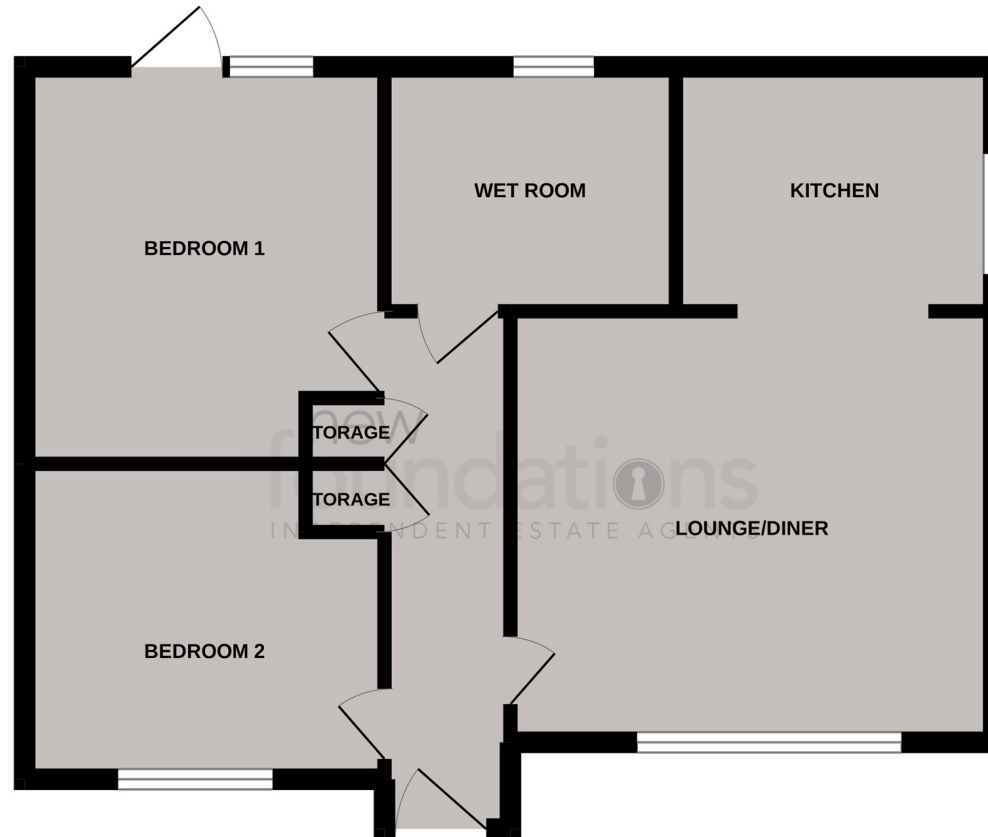
There is an area of private rear garden laid to stones, screened by fencing and a brick Boundary wall. To the front of property there is communal gardens with areas of seating.

NB

We have been verbally advised that the property is held on a 91 year lease and that the ground rent is £50 per annum. We have also been verbally advised that the service charges are approximately £134 per month.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

