



17 Brookfield Court Lionel Road, Bexhill-on-Sea, East Sussex, TN40 1NT

Immaculate Two Bedroom Apartment Offered For Sale With No Chain £229,950 - Leasehold Share of Freehold

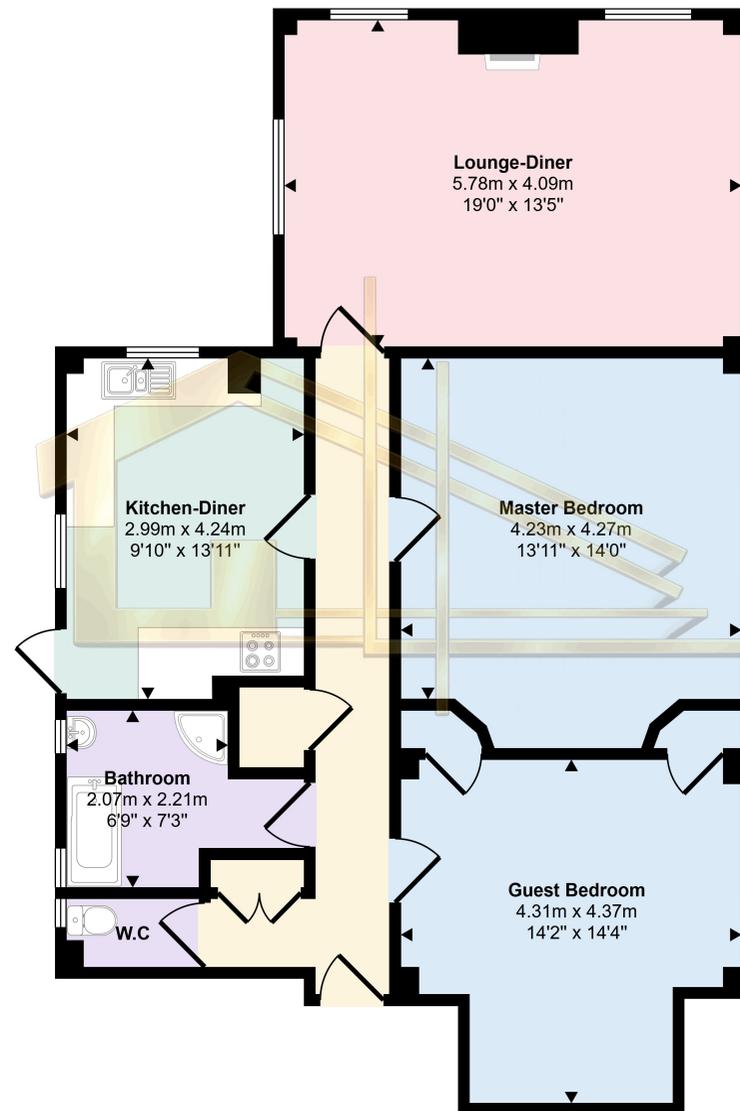




Property Café is delighted to offer For Sale this spacious and immaculately presented Second Floor Two Bedroom Purpose Built Apartment situated in a highly sought after location adjacent to Bexhill Seafront and close to the Bexhill Town Centre. Accommodation and benefits include: A secure communal entrance with entry phone system giving access through to the communal hall with access to all floors. The apartment can be found on the second floor at the rear of the development and has a good size inner hall that leads to: A spacious Triple Aspect Lounge-Diner with ample space to relax and entertain, central fireplace and pleasant aspect views. Both bedrooms are good size double bedrooms and as you will note from the adjacent photos the apartment is beautifully presented throughout: The kitchen has been completely refitted and now offers a good range of storage units and work top space with built in oven. The bathroom has also been refitted and has a bespoke designer suite with Victorian style roll top bath with an additional multi-jet shower cubicle. There is ample storage throughout the apartment & as you will note the property is presented for sale in a contemporary neutral colour scheme. You may also note the the residents enjoy the use of a communal roof top solarium that offers stunning panoramic coastal views. Brookfield Court itself is a well maintained Art Deco style period building and can be found in a sought after location just off the seafront within the quiet East end of the town. **For any additional details or to arrange to view please contact our Bexhill team on 014242 224488.**



Approx Gross Internal Area  
95 sq m / 1023 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (64)  
**Annual Service Charge:** 1800  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	64	69
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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**Tenure : Share of freehold/ 950 year lease/ SC 1600-1800 PA:** The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious Two Bedroom Apartment
  - Spacious Triple Aspect Lounge-Diner
  - Extensive & Neutrally Decorated Inner Hall
    - Modern Fitted Shower Room
  - Modern Fitted Kitchen with Ample Units
  - Central Heated & D.Glazed Throughout
    - Share Freehold & Long Lease
- Secure Communal Hall & Lift Access
    - Sought After Art Deco Building
    - Situated Adjacent To The Seafront
  - Share of freehold/ 950 year lease/ SC 1600-1800 PA
    - Communal Roof Top Solarium
    - Sold With No Onward Chain