



**Flat 19 St James Heights, Paradise  
Walk, Bexhill-on-Sea, East Sussex  
TN40 2LG**



## PROPERTY DESCRIPTION

A well presented and bright two bedroom third floor purpose built apartment situated in this sought after location which is within close proximity to Bexhill College, St Mary Magdalene primary school and local bus routes whilst Ravenside Retail Park and the beach are only a short drive away. The accommodation comprises; communal entrance with video entry-phone system, stairs and lift rising to the third floor, private entrance hall, triple aspect lounge/kitchen area with access to the balcony, two double bedrooms with the master having an en-suite shower room and access to the balcony and family bathroom. There is economy 7 heating throughout the flat. Outside there is an allocated parking space and access to well kept communal gardens. EPC - C.

## FEATURES

- Bright Two Bedroom Apartment
- Third Floor Purpose Built
- Lift Access
- Allocated Parking Space
- Close To Bexhill College & St Mary Magdalene Primary School
- Open Plan Lounge/Kitchen
- Private Sun Balcony
- Master Bedroom With En-Suite
- Under-Floor Heating
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door with stairs and lifting rising to the third floor, video entry phone system.

### Private Entrance Hall

Accessed via private front door, entry phone handset, fuse box, large storage cupboard, cupboard housing hot water tank.

### Lounge/Kitchen Area

15' 8" x 14' 0" (4.78m x 4.27m) A bright triple aspect room with double glazed sash windows to the front and side with views across the communal gardens, door to the side leading to the private sun balcony, a modern fitted kitchen area comprising; a range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer unit, inset four ring electric induction hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in fridge/freezer and electric double oven and grill, space for dishwasher and washing machine, underfloor heating.

### Bedroom One

18' 6" x 8' 9" (5.64m x 2.67m) Double glazed sash window to the side and door leading to the sun balcony, underfloor heating.

### En-Suite Shower Room

6' 2" x 5' 9" (1.88m x 1.75m) A modern fitted three piece suite comprising; fully tiled shower cubicle with chrome controls and thermostatic shower over, low level WC with concealed cistern, pedestal wash hand basin, chrome heated ladder style towel rail.

### Bedroom Two

10' 4" x 8' 7" MAX (3.15m x 2.62m MAX) Double glazed window overlooking the balcony, underfloor heating.

### Bathroom

6' 8" x 6' 3" (2.03m x 1.91m) A modern fitted three piece suite comprising; panelled bath with chrome mixer tap and handheld shower attachment, low level WC with concealed cistern, wash hand basin with chrome mixer tap, chrome heated ladder style towel rail.

### Outside

Outside there is a good size private balcony and allocated parking space number 19, the property is also surrounded by well kept communal gardens.

### NB

110 years remaining on the lease

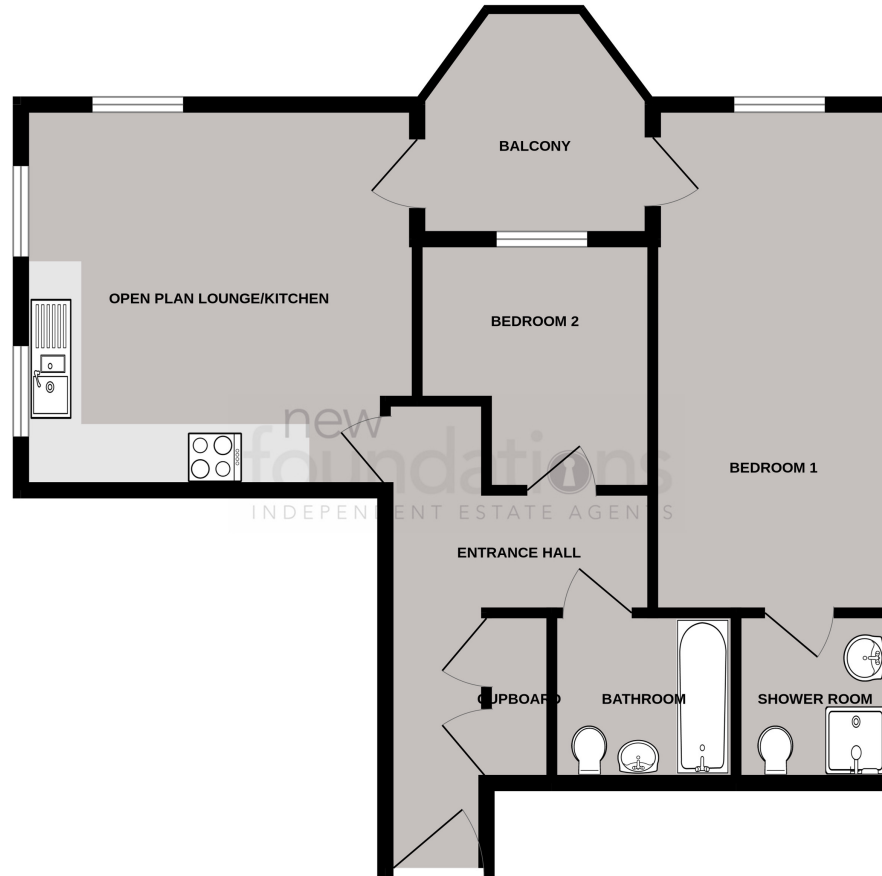
£250 per annum ground rent

Service charge 1st October 2023 to 31st March 2024

- £961.82

# FLOORPLAN

## THIRD 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<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>			
England, Scotland & Wales		EU Directive 2002/91/EC	

