



10 The Marlowes Hastings Road,  
Bexhill-on-Sea, East Sussex TN40  
2NS





## PROPERTY DESCRIPTION

A two bedroom purpose built first floor flat situated in this popular development. The accommodation comprises; entrance hall, south facing sitting room with access to private sun balcony, fitted kitchen, shower room and separate WC. Outside there is a garage and well kept communal gardens. The property is also to be sold with a share of freehold. EPC - C

## FEATURES

- Two Bedroom First Floor Flat
- Purpose Built
- Less Than A Mile From Bexhill Town Centre, Seafront & Train Station
- Lounge With Sea Views
- Garage
- Share Of Freehold
- South Facing Balcony
- Shower Room & Separate WC
- Gas Fired Central Heating
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance

Accessed via communal front door with entry phone system, stairs to first floor communal landing.

Private front door to entrance hall with entry phone handset, single built-in storage cupboard, double built-in airing cupboard housing hot and cold water tanks, radiator, further single storage cupboards.

### Sitting Room

16' 8" x 14' 7" (5.08m x 4.45m) A south facing room with double glazed window and door leading onto the private sun balcony, TV point, radiators, feature fireplace with electric fire.

### Kitchen

9' 5" x 9' 0" (2.87m x 2.74m) Double glazed window with outlook to the front of the property, single drainer sink unit with mixer tap and cupboard under, range of working surfaces with cupboards and drawers below, appliance spaces, plumbing for washing machine, wall-mounted cupboards, radiator, wall mounted gas boiler, serving hatch and part tiled walls.

### Bedroom One

13' 4" x 12' 1" (4.06m x 3.68m) A south facing room with double glazed window with radiator, two large built in wardrobes.

### Bedroom Two

12' 4" x 8' 0" (3.76m x 2.44m) Double glazed window overlooking the front of the property, radiator.

### Shower Room

Double glazed frosted window, corner shower cubicle with glass screen and independent electric shower, built-in shelved storage cupboard, pedestal wash basin, part tiled walls.

### Separate WC

With low level, WC, frosted double glazed window, wash hand basin.

### Outside

The property enjoys the use of communal gardens and there is a garage located en-bloc.

### NB

Share of Freehold

Lease - 999 years from 1970

Service charge - £900 every six month which includes water and sewage rates.



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	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

