

£209,950 Leasehold



Flat 5, 23 Brooklands Lodge, Hastings  
Road, Bexhill-on-Sea, East Sussex  
TN40 2HJ



## PROPERTY DESCRIPTION

A particularly bright and sunny 2 bedroom ground floor apartment in this modern purpose built block conveniently situated adjacent to the Bexhill Old Town and therefore easily accessible to the seafront, town centre and Bexhill train station. Notable features of this extremely well presented property include dual aspect living/dining room, ensuite bathroom to master bedroom, double doors giving access to the outside without going through the communal hallways, allocated parking space next to and visible from the flat and situated in a no through road. EPC awaited.



## FEATURES

- Bright and sunny 2 bedroom ground floor apartment
- Ensuite bathroom to master bedroom
- Well presented throughout
- Allocated parking space next to the flat
- Close to Bexhill Old Town
- Conveniently situated for Bexhill Town Centre, Railway Station and seafront
- Council Tax - B





## ROOM DESCRIPTIONS

### Entrance

Communal door with security intercom leading to Communal entrance Hall with private front door leading to private entrance hall with storage heater, built in shelved storage cupboard housing hot water cylinder.

### Living room/dining room

17' 4" x 10' 7" (5.28m x 3.23m) With TV aerial point, night storage heater with convection facility. A particularly bright and sunny room with two double glazed windows and double glazed doors leading to the outside, archway leading to

### Kitchen

10' 7" x 7' 9" (3.23m x 2.36m) With range of fittings comprising single drainer stainless steel sink with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in electric oven with 4 ring electric hob and cooker hood over, space for washing machine, tumble dryer and fridge freezer, double glazed window.

### Bedroom one

11' 11" x 8' 11" (3.63m x 2.69m) Built-in wardrobe, TV aerial point, electric heater, double glazed window

### Ensuite bathroom

With modern white suite comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, part tiling to walls, wall mounted electric heater, extractor fan.

### Bedroom 2

7' 11" x 7' 7" (2.41m x 2.31m) With wall mounted electric heater, double glazed window

### Shower room

With cubicle having glass screen and chrome fittings, pedestal wash hand basin, low level WC, part tiling to walls, ladder radiator, wall mounted electric heater, extractor fan.

### Outside

The property enjoys an allocated parking space immediately in front of the flat and visible from flat. The development enjoys well kept communal gardens.

### NB

We have been advised that there is 121 years remaining on the lease. The maintenance is £133.88 per month and includes the ground rent. The freeholder is Traditional Homes.

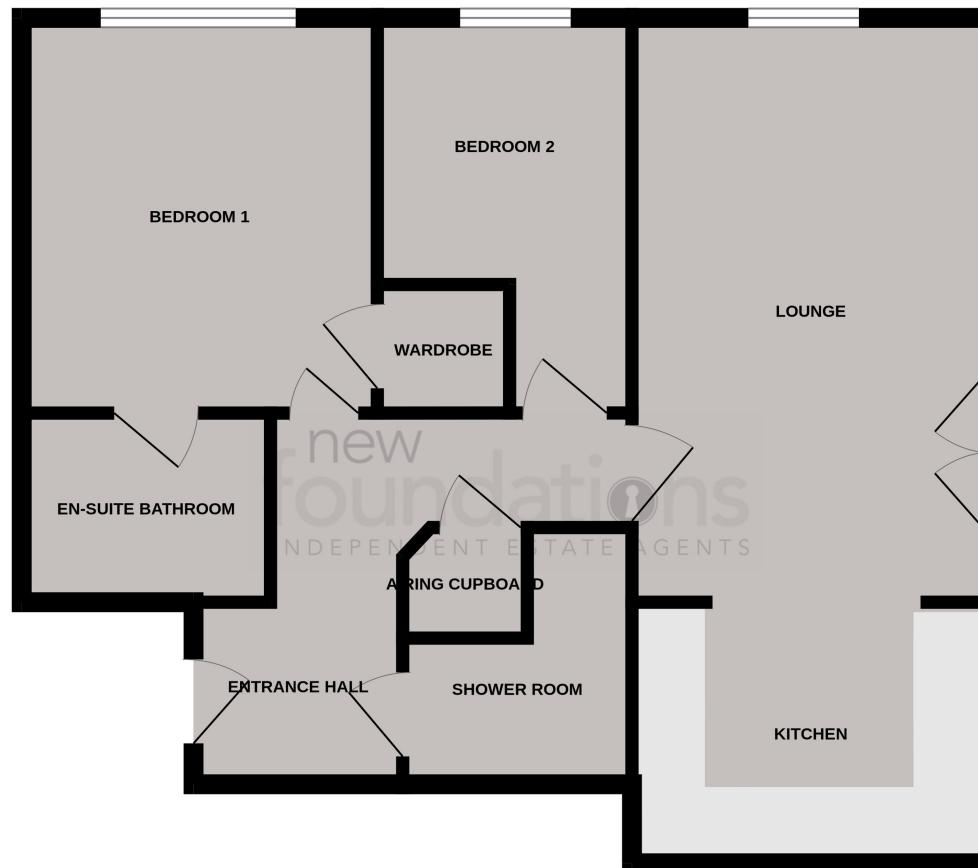
### Connected person

We are required by law to disclose that a person involved in this transaction is a 'connected person' as defined by the Estate Agents Act 1979.

## FLOORPLAN

### GROUND FLOOR

652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

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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