



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£220,000

20 Brooklands House, Brooklands Road, Bexhill-on-Sea

TN39 4FR

2 Bedroom

2 Bathroom

1 Reception



AT A GLANCE...

This spacious ground floor apartment forms part of this modern purpose built block built in 2018 sold with no onward chain!

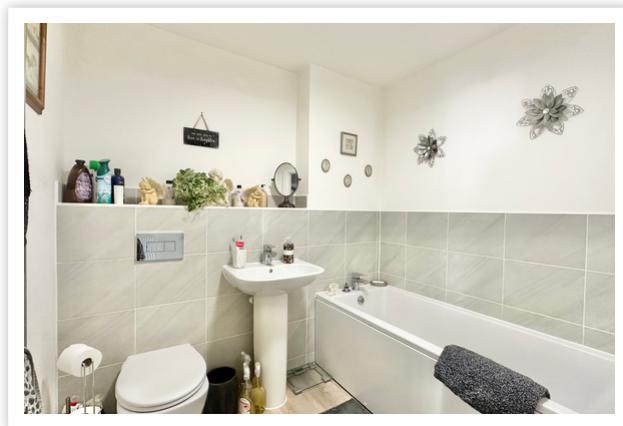
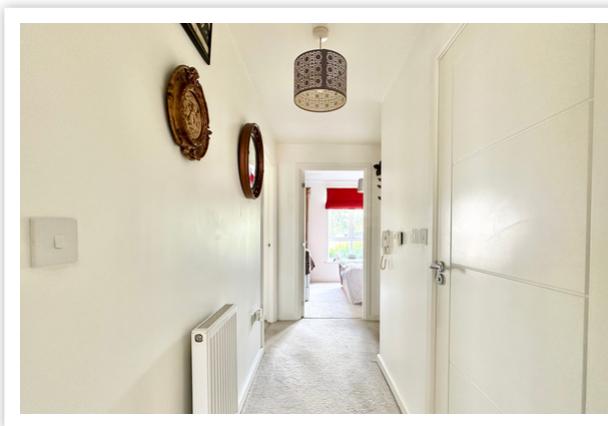
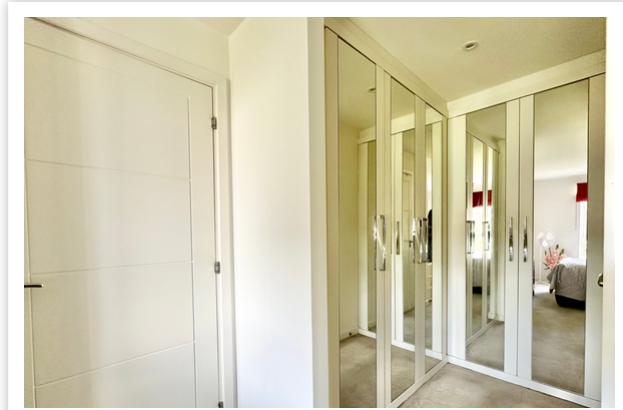
Situated on the popular Rosewood Park development in Little Common, west Bexhill with accommodation including; A well-kept communal entrance hall leads to the apartment. The spacious open plan kitchen/reception room features ample space for living room and dining room furniture. Double doors open out to the Juliet balcony and the kitchen area features modern wall and base units, fully equipped with an integrated oven and hob, a dishwasher, a washing machine and a fridge/freezer.

The apartment features two double bedrooms. The master bedroom benefits from a dressing area with extensive fitted wardrobes and an en-suite shower room. Furthermore, there is a bathroom suite, a large storage cupboard and an allocated parking space.

To appreciate the property in full, your early viewing is highly recommended!

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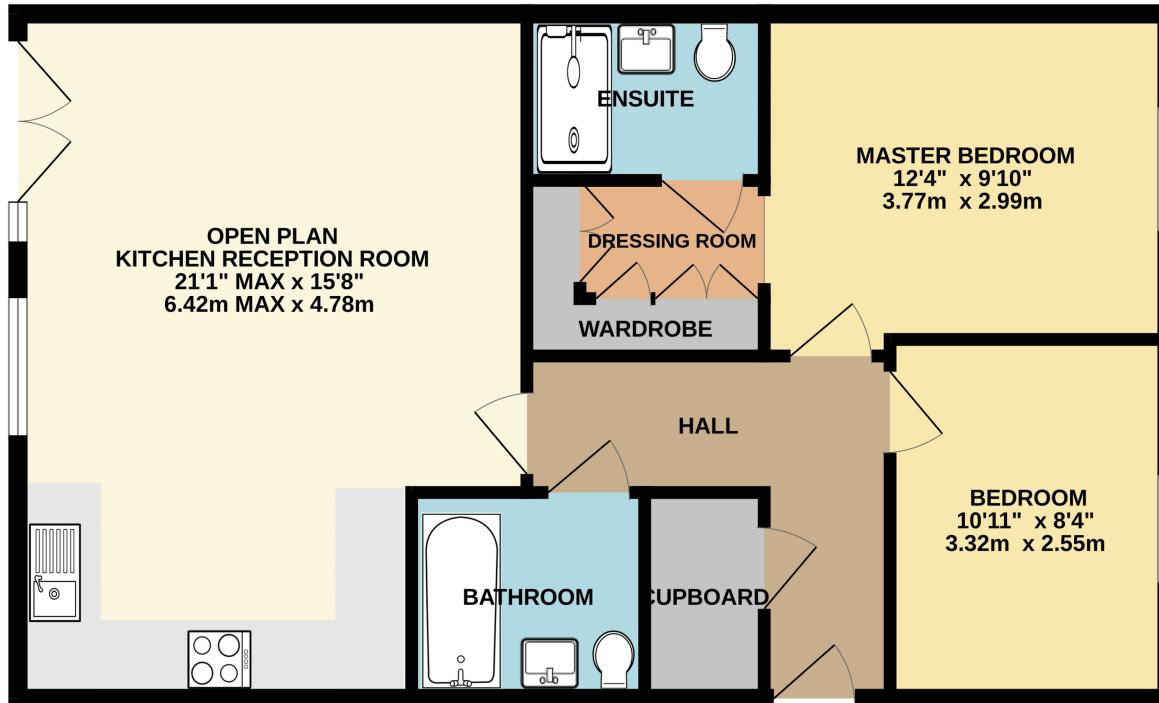
 2 Bedroom  2 Bathroom  1 Reception



Key Features:

- Ground Floor Purpose Built Apartment
- Open Plan Kitchen Reception Room
- Allocated Parking Space
- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain

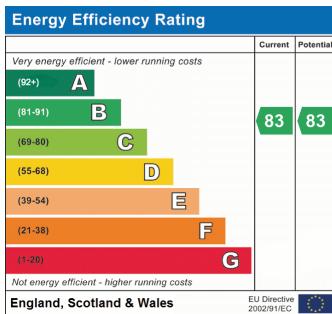
GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. 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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Lease & Maintenance Information

Tenure - Leasehold

Remaining lease term - 999 years from 01/06/2018

Service charge - £1,164.60 six monthly

Ground rent - TBC.

Location

Situated on the popular Rosewood Park development in a private position on outskirts of the sought-after Village of Little Common. The village offers a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist, and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.5 miles away with regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The closest Primary School is Little Common Primary School currently rated as 'Outstanding' on the latest Ofsted report.