



Hastings Road, Bexhill-on-Sea, East Sussex, TN40 2HY

One Bedroom Ground Floor Retirement Flat Sold With No Chain £84,900 - Leasehold

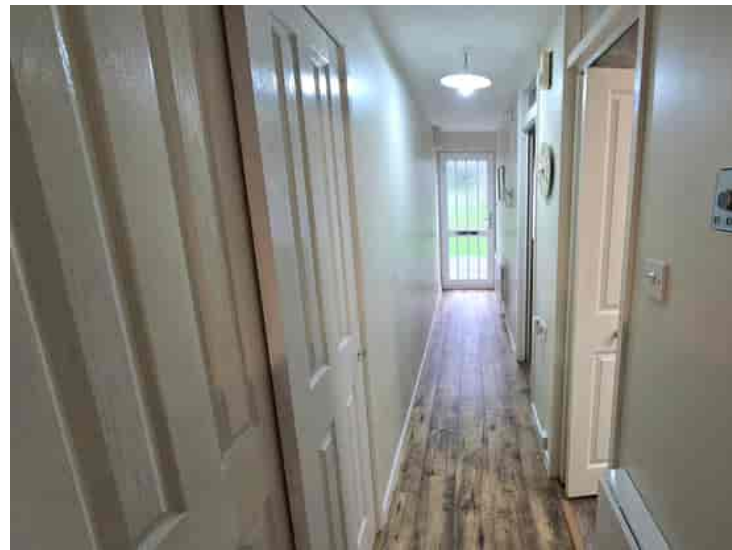




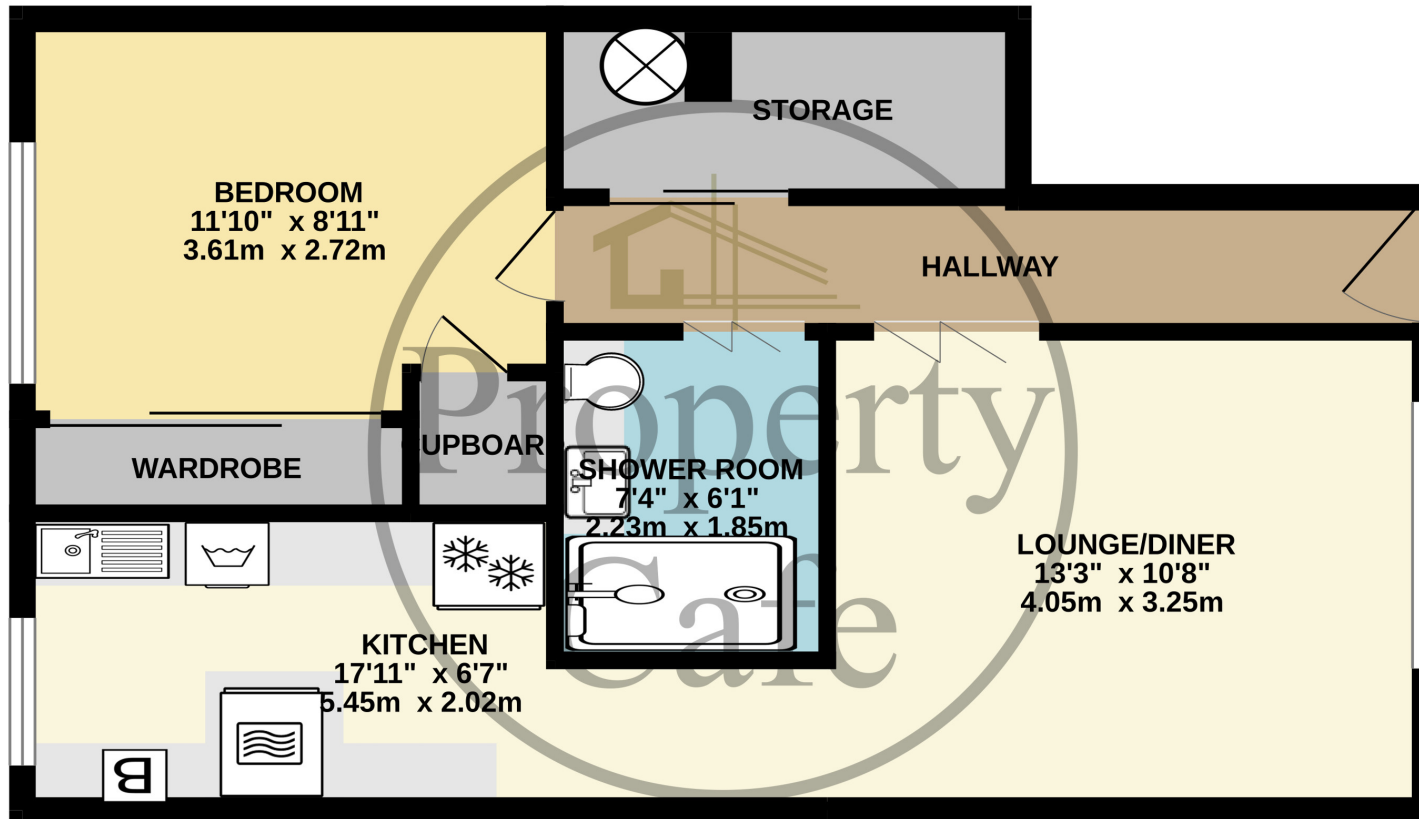
The Property Cafe is delighted to offer for sale this well presented a Ground Floor Retirement Apartment set within a very well managed & maintained development specifically for the over-55's.

Accommodation & benefits include: A private entrance, good size inner hall with ample storage, a bright South facing lounge, modern galley style kitchen, modern fully tiled shower room and a good size double bedroom with ample storage & wardrobes, gas central heating, double glazing & neutral colour scheme throughout. The apartment is set within well maintained grounds with various residents seating areas & there is a single garage en-bloc. The development is located in a quiet location within easy reach of Bexhill Old Town & there are regular bus services close by. Agents Note :

The apartment is being sold under the 'Leasehold Scheme for the Elderly' with a minimum age requirement of 55. A new 99 year lease will be granted & the buyer pays the administration costs to cover the creation of the new lease and any additional costs incurred by the freeholders, Sussex Housing & Care, in relation to solicitor enquiries.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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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Bedrooms: 1
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: C (72)
Annual Service Charge: 2505
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(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	



A One Bedroom Ground Floor Retirement Flat : (Age Restriction 55 years plus) Accommodation & Benefits Include: Own Private Entrance * South Facing Lounge * Modern Kitchen & Tiled Shower Room * Good Size Inner Hall With Ample Storage * Double Bedroom With Wardrobes & Storage * Set Within Well Kept Grounds * Single Garage en-Bloc * Sold With No Chain * Call Our Bexhill Team on 01424 224488....





Tenure: Leasehold : New 99 Year Lease : Service Charge: Circa £2505.60 Per Year : Please Note : The costs of the granting of the new Lease (Leaseholder scheme for the Elderly) are borne by the seller upon sale. The solicitors for Mayo Wynne Baxter provide an overview in an email attached with the costs & these expenses are in the region of £2000.00. Please note that the sale price within the new lease can only be the 70% of the market value. For additional details please contact or Bexhill Team on 01424 224488.

- Own Private Entrance & Inner Hall
 - Good Size Double Bedroom
 - Ample Storage Throughout
 - Bright South Facing Lounge
 - Modern Galley Style Kitchen
- Large Entrance Hall Storage Cupboard
- Ground Floor Retirement Apartment
 - Modern Fully Tiled Shower Room

- Set Within Immaculate Grounds
 - Single Garage En-bloc
 - Quiet & Peaceful Location
 - Close To Bexhill Old Town
 - Specifically For The Over 55's
 - Sold With No Onward Chain
- Call Our Bexhill Sales Team (01424 224488)