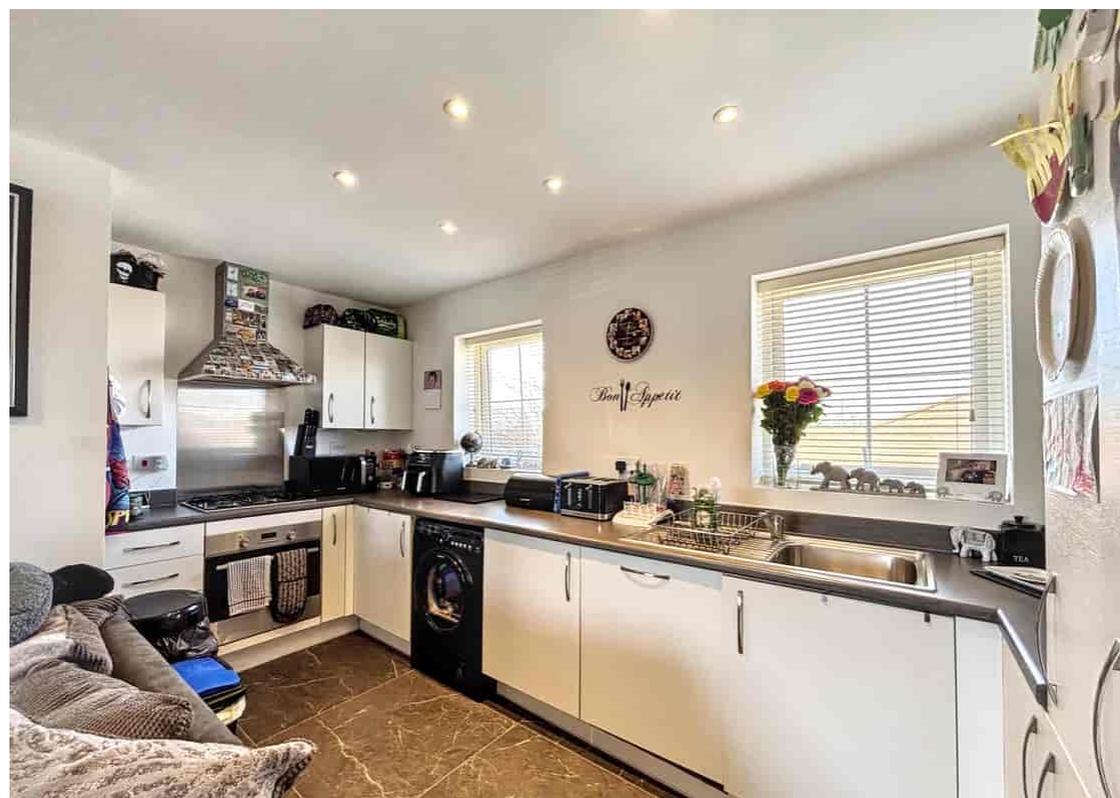




22 Brinklehurst Drive, Bexhill-on-Sea, East Sussex, TN40 2FL

Modern Two Bedroom Maisonette In A Quiet Residential Location - Shared Ownership (35%) £84,000
- Leasehold





This well-presented two-bedroom maisonette offers a fantastic opportunity for first-time buyers and investors alike, available either as 35% shared ownership (£84,000) or as a 100% purchase option (£240,000).

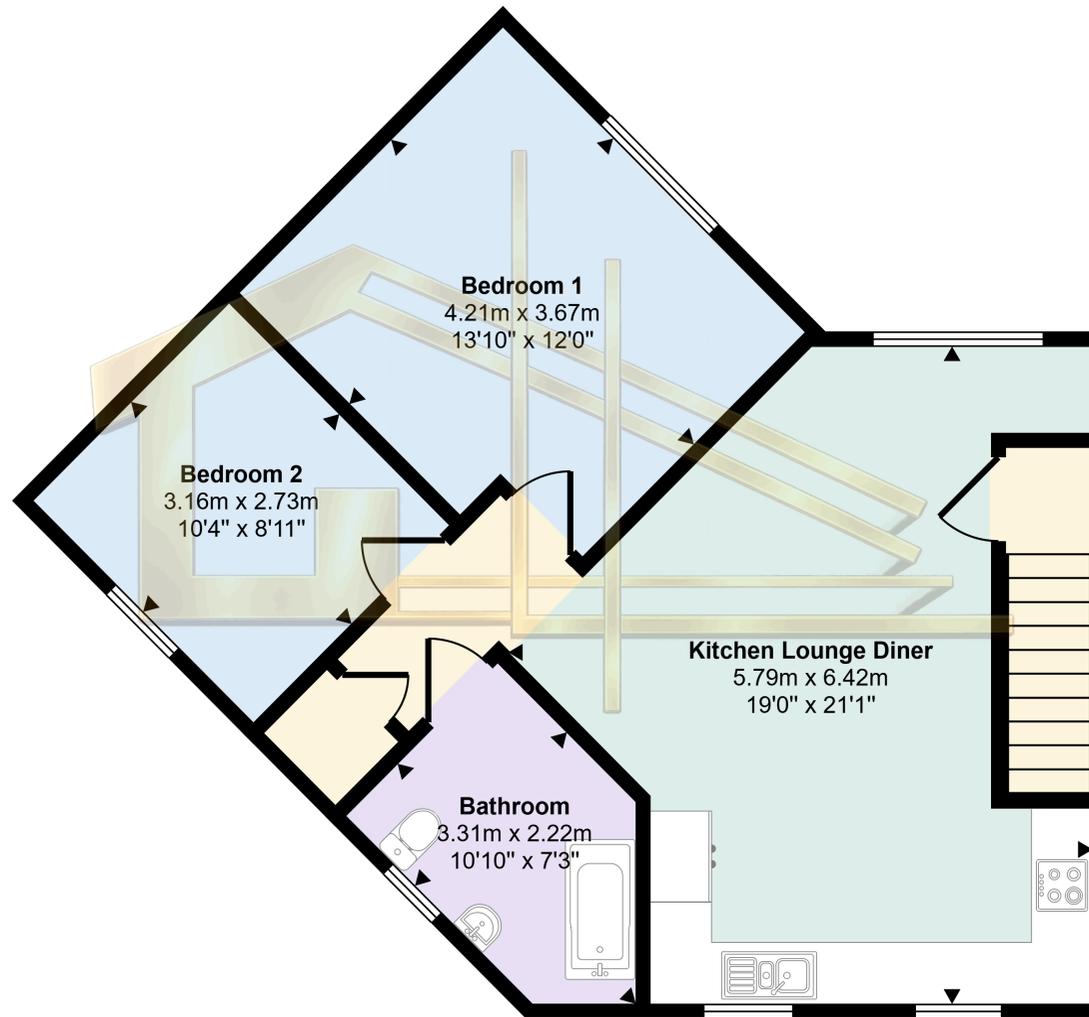
Accessed via its own private front door, the property opens into a useful lobby area ideal for storage, leading to a bright and contemporary open-plan lounge, diner and kitchen — a perfect space for both relaxing and entertaining. The modern fitted kitchen comes complete with integrated appliances, providing both style and practicality. The property features two well-proportioned double bedrooms, offering comfortable accommodation for residents, guests, or a home office setup. A modern fitted family bathroom completes the internal layout.

Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency. Externally, the property boasts two allocated off-road parking spaces, along with access to a secure communal bike store and separate bin area. Situated in a sought-after residential location, the home is conveniently close to local schools, colleges, and excellent transport links, making it ideal for commuters and families alike. Viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.

Remaining lease length - 118 years remaining * Combined service charge - £1,255.08 per annum * Monthly rental - £318.74 per month



Approx Gross Internal Area
64 sq m / 689 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Allocated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (82)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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	

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.



The property is situated in a very popular residential area within Bexhill known as 'Pebsham'. Positioned very conveniently for easy access to Ravenside Retail Park, Bexhill college, Local primary & secondary schools and the new 'Link Road' connecting Bexhill, St Leonards & Hastings significantly improving travel time to the A21 & conquest hospital. There are regular bus stops close by with services to Eastbourne & Hastings and mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Modern Two Bedroom Maisonette For Sale
- Available For Sale As 35% Shared Ownership (£84,000)
 - Available As 100% Purchase Option (£240,000)
- Contemporary Open Plan Lounge/Diner/Kitchen
- Modern Fitted Kitchen Including Integrated Appliances
 - Two Well Proportioned Double Bedrooms
 - Modern Fitted Family Bathroom
- Private Front Door & Lobby Area Excellent For Storage
 - Two Allocated Off-Road Parking Spaces
- Secure Communal Bike Store & Separate Bin Area
- Gas Central Heated & Double Glazed Throughout
- Sought After Residential Location Close To Schools, Colleges & Transport Links
 - Viewing Highly Recommended