



10 Brookfield Court, Lionel Road,
Bexhill-on-Sea, East Sussex TN40 1NT



PROPERTY DESCRIPTION

A stunning top floor (4th floor) 3 bedroom flat situated one road back from the seafront in this elegant Art-Deco style building with far reaching sea views and also views towards Hastings. The property benefits from a passenger lift, refitted kitchen with appliances, refitted shower room, gas boiler and radiators, rear access to the exterior staircase, communal solarium, remainder of a 999 year lease and NO ONWARD CHAIN. EPC-D

FEATURES

- Three Bedroom Fourth Floor Apartment
- Passenger Lift
- Short Walk To Bexhill Town Centre & Railway Station With Links To London, Brighton & Ashford
- Just Off Bexhill Seafront
- Characterful 1930's Art-Deco Building
- Modern Shower Room
- Most Rooms With Far Reaching Views Over The English Channel
- Bright South Facing Lounge
- Share Of Freehold
- Chain Free
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance

Communal front door with security entry-phone system leading to the communal entrance hall, passenger lift or stairs to the top (fourth) floor.

Entrance Hall

Private front door with security spy hole leading to entrance hall, entry-phone handset, radiator, single built-in shelved storage cupboard, large walk-in storage cupboard with light, central heating thermostat.

Sitting Room

18' 3" x 13' 8" (5.56m x 4.17m) A south facing room having two large double glazed windows with far reaching views over the English Channel, radiator, built-in glass fronted display cupboard with recessed lighting, tiled hearth with electric fire, television and satellite points, wall lights.

Kitchen

9' 7" x 9' 6" (2.92m x 2.90m) Fitted with one and a half bowl sink unit with mixer tap and cupboard under, built-in dishwasher, range of working surfaces with cupboards and drawers under and corner retractable storage corner unit, built-in four ring gas hob with three storage shelves under, built-in storage unit housing double electric oven with microwave over storage cupboards above and below, matching wall mounted cupboards and extractor fan, built-in American style fridge/freezer with cupboards to either side and pull out ladder cupboard, breakfast bar, double glazed door leading to the rear access staircase, double glazed window, built-in tv.

Bedroom One

14' 10" into recess x 13' 8" (4.52m x 4.17m) Double glazed window having far reaching views over the English Channel and further double glazed window having far reaching views towards Hastings, radiator.

Bedroom Two

13' 8" x 13' 1" (4.17m x 3.99m) Double glazed window with far reaching views over the English Channel, radiator, double built-in wardrobe with shelving and further cupboards over, built-in safe, phone point.

Bedroom Three

16' 5" x 10' 3" (5.00m x 3.12m) Double glazed window having far reaching views towards Hastings, radiator, single built-in storage cupboard housing condenser tumble dryer, two double built-in wardrobes and one single wardrobe.

Modern Shower Room

Comprising; large walk-in shower cubicle with chrome fittings and glass screens, low level WC, wash hand basin with mixer tap and storage cupboards under, fitted mirror over and further storage cupboards and recessed lighting, heated towel rail, extractor fan, tiled floor and tiled walls, large built-in cupboard housing wall mounted gas boiler and fitted washing machine, double glazed frosted window.

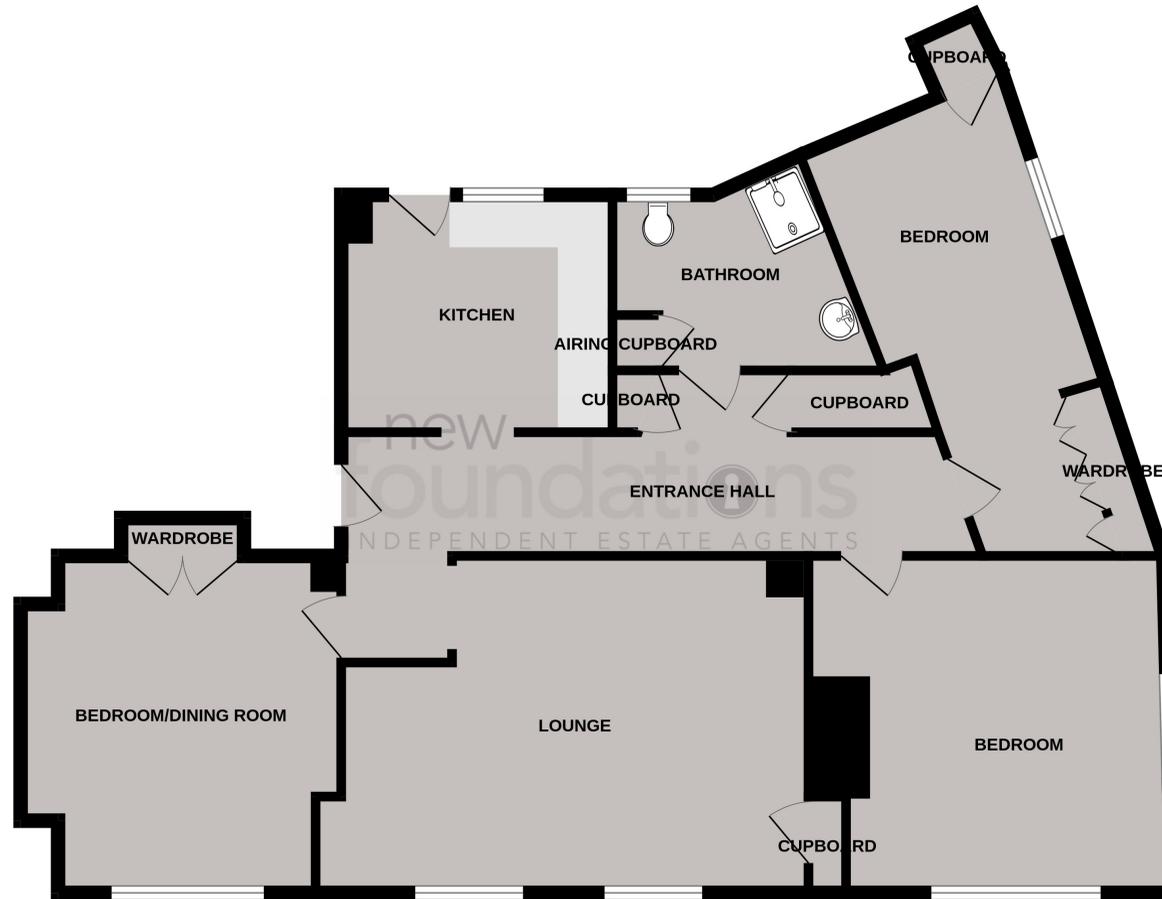
NB

We have verbally been advised that there are 955 years remaining on the lease, there is also a share in the freehold.

The current service charge 01/10/2025 to 30/09/2026 is £575.00 per quarter. New budget will be issued for the period of 01/10/2026.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

