

£229,950 Leasehold



Flat 3, 10 Bolebrooke Road, BEXHILL-
ON-SEA TN40 1EP



PROPERTY DESCRIPTION

Forming the whole of the Top floor (2nd floor) of this attractive older style detached building just off Bexhill Seafront. A particularly spacious and well presented 2 bedroom apartment, with a sea view, that benefits from modern kitchen and bathroom fittings, gas boiler and radiators and double glazing. TO BE SOLD WITH VACANT POSSESSION. EPC - D

FEATURES

- A Particularly Spacious And Well Presented Apartment
- Both Double Bedrooms
- Sought After Location Just Off Bexhill Seafront And Close To Bexhill Town Centre
- A particularly spacious and well presented apartment
- Sea Views
- Large Kitchen With Space For Table
- Double Glazing & Gas Boiler & Radiators
- TO BE SOLD WITH VACANT POSSESSION
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door with security intercom phone leading to communal entrance hall, communal staircase leading to second floor landing, private front door leading to private entrance hall.

Private Entrance Hall

With hatch to loft space, security intercom phone.

Living Room

17' 1" x 13' 8" (5.21m x 4.17m) With two radiators, TV aerial point, double glazed bay window with westerly aspect, and double glazed southerly facing square window enjoying sea views.

Kitchen/Diner

14' 1" x 11' 1" (4.29m x 3.38m) A modern kitchen comprising; gloss dark grey units with working surfaces over, single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, wall mounted cupboard housing Worcester combination gas boiler, built in stainless steel fronted electric oven with four ring gas hob, stainless steel splash back and cooker hood over, space for washing machine, space for fridge, part tiling to walls, ceiling spotlighting, radiator, space for table, two double glazed windows.

Bedroom 1

17' 9" x 12' 8" (5.41m x 3.86m) With radiator, double glazed window with southerly aspect.

Bedroom 2

17' 2" x 11' 11" (5.23m x 3.63m) With two radiators, built in storage cupboard, double glazed, bay window with westerly aspect.

Shower Room

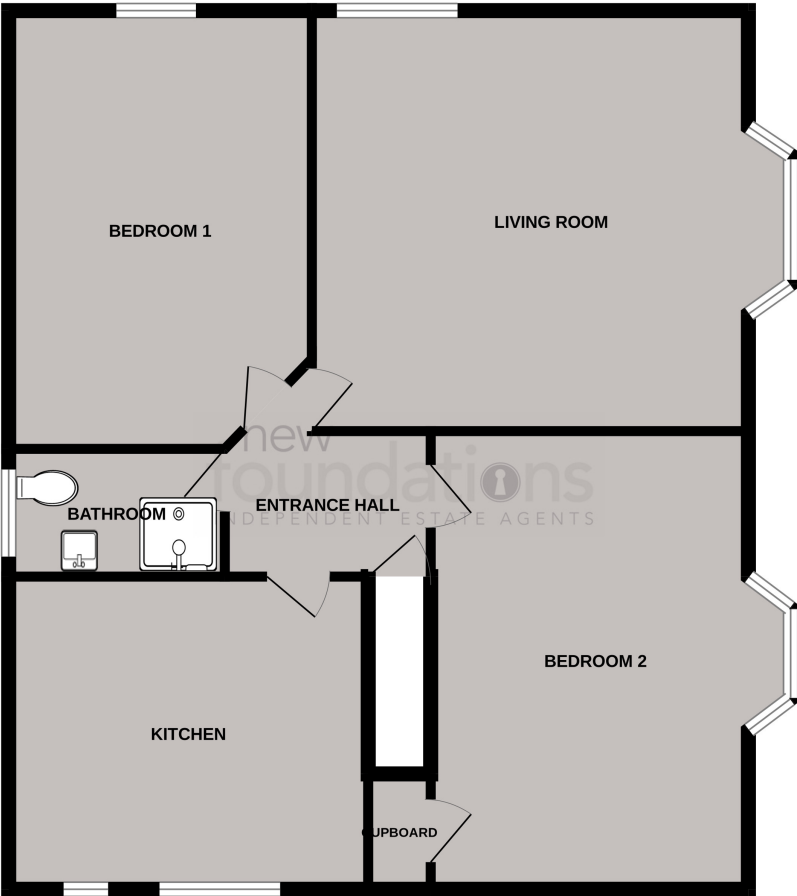
A modern fitted shower room comprising; shower cubicle with chrome fittings, wash hand basin with mixer taps and storage cupboards below, low level WC, ceiling spot lighting, radiator, frosted glass double glazed window.

NB

We have been advised that the flat will be sold with a 150 year lease from January 2005, and that the ground rent is £150 per annum. The maintenance responsibility for this flat is 30%.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

