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INDEPENDENT ESTATE AGENTS

£180,000 Leasehold

32a, Clock Tower Court Park Avenue,
Bexhill, East Sussex TN39 3HP

PROPERTY DESCRIPTION

Situated just off Bexhill seafront and overlooking Egerton Park, a 1 bedroom first floor purpose built flat with a private balcony, garage/storage room, double glazing and night storage heaters. EPC-D

FEATURES

- Just off the seafront
- Overlooking Egerton Park
- Private balcony
- Garage/storage room
- Council Tax Band = B

ROOM DESCRIPTIONS

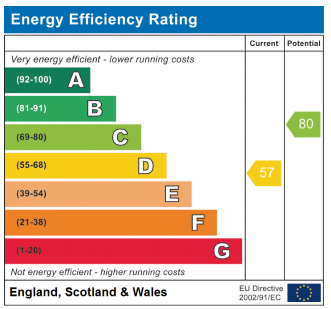
Entrance Hall
Communal entrance door with security intercom leading to communal entrance hall with communal stairs to first floor landing. Private front door leading to private entrance hall with night storage heater, storage cupboard.

Living Room
13′ 11″ x 11′ 7″ (4.24m x 3.53m) narrowing to 8′5″, With night storage heater, telephone point, double glazed window with outlook over Egerton Park, double glazed double doors leading to

Balcony
With wrought iron railings with pleasant outlook over Egerton Park.

KItchen
9′ x 5′ 7″ (2.74m x 1.70m) With range of fittings comprising single drainer sink unit with cupboard under, range of drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for washing machine and electric cooker, double glazed window with southerly aspect.

Bedroom
13′ 3″ x 8′ 5″ (4.04m x 2.57m) extending to 11′ 7″ Double bedroom with night storage heater, double glazed window with southerly aspect.



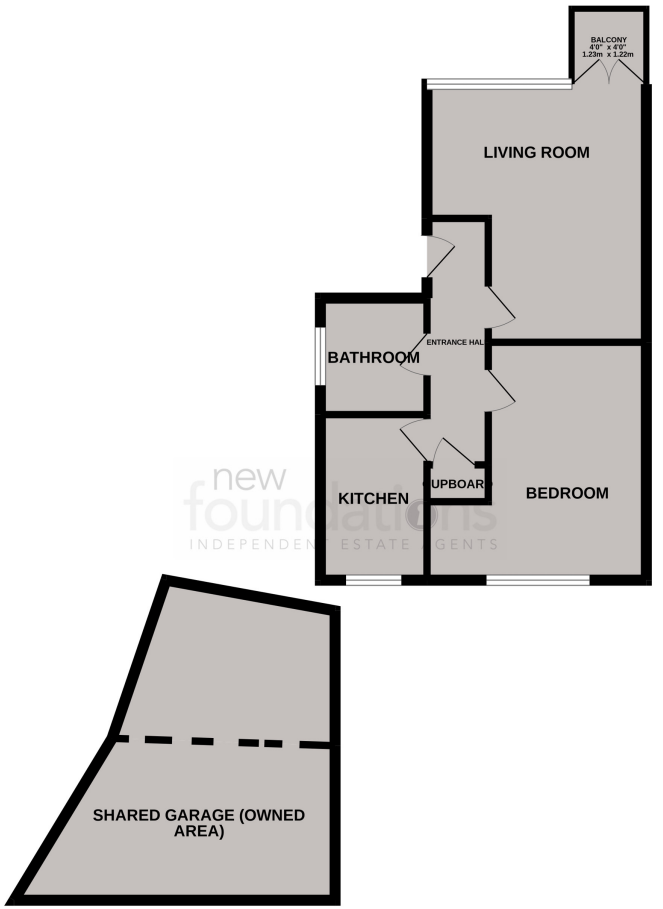
Bathroom
With white suite comprising panelled bath with shower over and concertina shower screen, pedestal wash hand basin, low level WC, heated towel rail, frosted glass double glazed window.

Outside
Clocktower Court is surrounded by well kept communal gardens. The flat enjoys a small garage/ storage room ideal for storage of motorbikes, bikes and miscellaneous storage. It is accessed via a shared lockable metal door and is open plan with the storage area for another flat in the block. The area relating to the flat measures approx 14′7 x 11′7 with power and light.

NB
NB = We have been verbally advised that the maintenance is £1100 every 6 months, the ground rent is £10 per annum and the property is held on a 999 year lease from 1960. The building has a right to manage arrangement.

FLOORPLAN

GROUND FLOOR



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, CLOCK TOWER COURT,PARK AVENUE,BEXHILL-ON-SEA,TN39 3HP COLOUR

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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