



15 Georgian Close, Bexhill-on-Sea,
East Sussex TN40 2NN



PROPERTY DESCRIPTION

A charming and well presented 2 bedroom ground floor flat in this attractive georgian style purpose built building. Notable features include patio area leading onto a lawned communal garden, double glazing, electric boiler and radiators and a number of character features including Parquet flooring. CHAIN FREE. EPC - E

FEATURES

- Attractive Georgian Style Building
- Access to Patio Area and Communal Gardens
- Double Glazed Windows
- Purpose Built Building
- Attractive Features Including; Ornate Covings and Fireplace
- Parquet Flooring To Principal Rooms
- Two Bedroom Ground Floor Flat
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door with security intercom leading to communal entrance hall with private front door, leading to private entrance hall.

Private Entrance Hall

With radiator, security intercom phone, ornate recessed shelf.

Living Room

15' 0" x 10' 5" (4.57m x 3.17m) Accessed via glazed double doors with Georgian style feature fireplace with ornate recessed mirror above, wall spotlights, two radiators, TV aerial point, ornate ceiling coving and decoration, double glazed double doors with double glazed floor to ceiling windows either side leading to the front of the property and onto small patio and lawned communal gardens.

Kitchen

11' 1" x 6' 10" (3.38m x 2.08m) With a range of fittings comprising; single drainer, one and a half bowl sink unit with cupboards under, further range of cupboards and drawers with working surfaces over, wall mounted cupboards, tiling to walls, space for electric cooker, space for fridge freezer, space for washing machine, shelved built-in larder style cupboard, double glazed window with outlook to rear overlooking lawned communal gardens.



Bedroom 1

10' 5" x 9' 10" (3.17m x 3.00m) With radiator, double glazed window with outlook to front.

Bedroom 2

9' 5" x 7' 11" (2.87m x 2.41m) With radiator, built-in double wardrobe, double glazed window, outlook over lawned gardens.

Bathroom

With white suite comprising; panelled bath with electric shower over with concertina shower screen, wash hand basin, low level WC, tiling to walls, electric ladder radiator, airing cupboard with shelving, frosted glass double glazed window.

Outside

The property enjoys mainly lawned communal gardens to the front and rear.

NB

We have been verbally advised of the following;

999 year lease from 1960

The payments for 2023 were as follows;

£15.75 per annum ground rent

£350.04 buildings insurance share

£835.84 service charge

FLOORPLAN

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

