



Buckhurst Road BEXHILL-ON-SEA TN40 1RU

£194,995

A good size 2 bedroom purpose built second floor flat situated in this popular development close to Bexhill Town Centre and railway station. The property is serviced by passenger lift, private balcony and garage, shower room with WC and separate bathroom. EPC Rating - C

Communal Entrance Hall

Communal front door with security entry phone system, passenger lift or stairs leading to

Second floor landing

Private part glazed front door to

Entrance hall

With entry phone handset, telephone point, radiator, built in storage cloak cupboard with shelving, inner hallway with large double built in shelved storage cupboard.

Sitting room

20' x 13' 6" (6.10m x 4.11m) A south facing room with double glazed windows and patio door leading on to private sun balcony, television point, radiator, wall lights and serving hatch.

Kitchen

10' 7" x 9' 7" (3.23m x 2.92m) A south facing room with double glazed window, single drainer stainless steel sink unit with mixer tap and cupboards under, plumbing and space for washing machine, range of working surfaces with cupboards and drawers under, wall mounted cupboards over, built in four ring gas hob with extractor hood over, cupboards to either side, tall storage unit housing double electric oven with storage above and below, wall mounted gas boiler, tiled walls.

Bedroom 1

11' 5" x 10' 6" (3.48m x 3.20m) Double glazed window with outlook to the rear of the property, radiator, range of fitted wardrobes.

Bedroom 2

11' 5" x 10' 1" (3.48m x 3.07m) Double glazed window with outlook to the rear of the property, radiator, built in wardrobes.

Bathroom

With frosted double glazed window, fitted panelled bath with mixer taps and shower attachments, low level w/c, pedestal wash basin, shaving point, radiator, part tiled walls.

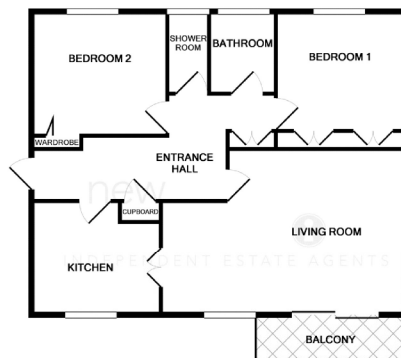
Shower room

With tiled shower cubicle and glass screen, low level w/c, pedestal wash basin, part tiled walls.

Outside

The property enjoys the use of a private sun balcony overlooking the front of the property, use

of communal gardens and the garage located en block is number 29.



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

Proceed from Town Hall Square in an easterly direction into Buckhurst Road where the Cookham Dene development can be found fairly soon on the left hand side.

NB - We have been verbally advised that the property has a share of the freehold and the current maintenance is £1600 per annum to include water and sewerage rates, buildings insurance and general maintenance.

Council Tax Band - D

