



## **Newdigate House** **Knole Road, BEXHILL-ON-SEA TN40 1LQ**

**£174,950**

A well presented two bedroom third floor apartment situated in this most sought after sea front building and enjoying magnificent sea views. The property has a modern fitted kitchen/breakfast room with integrated appliances, stylish bathroom, gas boiler with radiators and beautifully decorated throughout. Further benefits include security intercom system, passenger lift to the third floor and a share of the freehold. EPC - D



### Entrance Hall

Private front door leading to private entrance hall with radiator, security intercom phone, door to built in storage cupboard with shelving and built in washing machine.

### Sitting Room

4.29m x 3.05m (14' 1" x 10' ) With radiator, TV aerial point, shelving, ceiling coving, secondary glazed sash window enjoying a southerly aspect with sea views.

### Kitchen/Breakfast Room

3.40m x 3.02m (11' 2" x 9' 11") Having been recently refitted with gloss white units comprising; single drainer stainless sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in electric oven with four ring gas hob and stainless steel cooker hood over, built in and concealed fridge freezer and dishwasher, two built in wine racks, wall mounted combination gas boiler, tiled floor, radiator, space for table, secondary glazed sash window with southerly aspect and sea views.

### Bedroom 1

4.85m x 3.00m (15' 11" x 9' 10") With radiator, ceiling coving, secondary glazed sash window with rooftop views over Bexhill, plantation blinds.

### Bedroom 2

3.63m x 1.73m (11' 11" x 5' 8") With radiator, secondary glazed sash windows with rooftop views over Bexhill, plantation blinds.

### Bathroom

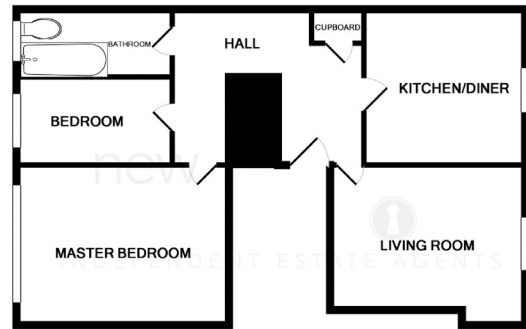
With modern white suite comprising; panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, part tiling to walls, chrome ladder radiator, extractor fan, window with outlook to rear having rooftop views over Bexhill.

### Outside

There are lawned communal gardens to the front of the building.

### NB

We have been advised that the flat is being held on a 104 year lease, and that the maintenance charges for September 30th to the 29th of December was £595.12, of which includes Ground Rent of £18.75 for the quarter.



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 our office down Devonshire Road to the Seafront turn left into the Marina, continue along into De La Warr Parade turning left into Brassey Road then right into Knole Road where the property can be found on the right hand side.

Council Tax Band = A

