

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Brooklands  
Lodge  
Flats 1 - 21

17 Brooklands Lodge Hastings Road, Bexhill on Sea, TN40

£175,000





£175,000

# 17 Brooklands Lodge Hastings Road

Bexhill on Sea, TN40 2HJ

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- RESIDENTS CAR PARK
- ELECTRIC HEATING
- CLOSE BEXHILL COLLEGE
- GROUND FLOOR
- 20 FT LIVING ROOM
- DOUBLE GLAZING
- NO CHAIN

Abbott and Abbott are offering for sale with no chain this purpose built two bedroom ground floor flat located within a popular built block.

The flat has a 20ft Living room, Two bedrooms, Open plan kitchen, Bathroom, Communal gardens and Residents parking. There is double glazing and electric heating.

Bexhill College is close-by and the town centre, seafront and Railway station are within walking distance.



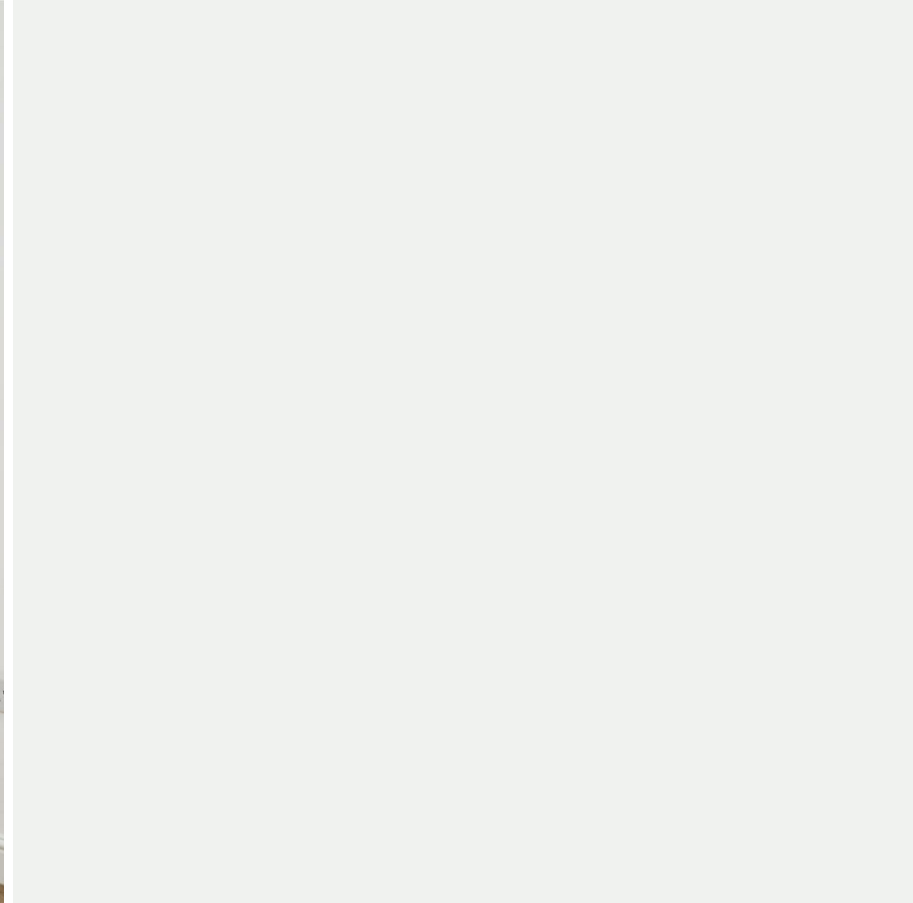
<b>Kitchen/ Living Room</b>	11'00 x 20'07 (3.35m x 6.27m)
<b>Bedroom One</b>	9'07 x 12'09 (2.92m x 3.89m)
<b>Bedroom Two</b>	11'05 x 7'03 (3.48m x 2.21m)
<b>Bathroom</b>	6'07 x 7'09 (2.01m x 2.36m)

**RESIDENTS CAR PARK**

**LEASE - 125 years unexpired**

**GROUND RENT - tbc**

**SERVICE CHARGE - £1600**





## Floor Plans



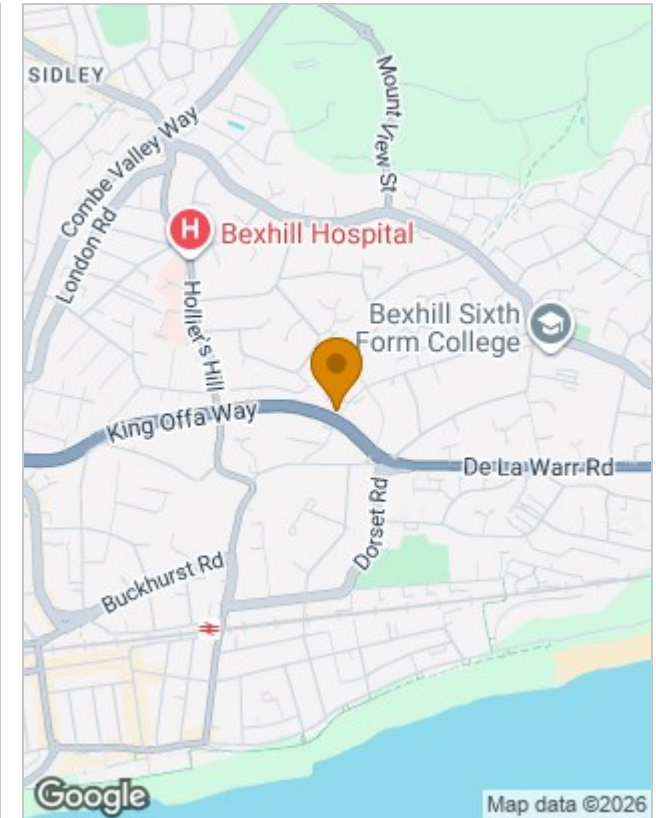
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

