

Abbott & Abbott

Estate Agents, Valuers and Lettings



19 Ismay Lodge Heighton Close, Bexhill-On-Sea, TN39 3UT

£272,000





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Bexhill-On-Sea, TN39 3UT

- Beautifully presented first floor purpose built flat in Little Common
- Good size living room with access onto a balcony
- Contemporary shower room with WC, plus further separate WC
- Electric heating & uPVC double glazing
- Well worth internal inspection
- Three bedrooms - one currently used as a dining room
- Attractive kitchen with integrated appliances
- Single garage in adjacent block
- Quiet, cul-de-sac location within easy reach of shops, station, and seafront

Abbott & Abbott Estate Agents offer for sale this bright and beautifully presented three bedroom, first floor purpose built flat, situated in a quiet and tucked away location in a cul-de-sac in Little Common, with sea views from south-facing rooms. Built in the 1970's, the property offers excellent, well-proportioned accommodation with a good size living room opening onto a balcony, an attractive kitchen with a range of integrated appliances, and a contemporary shower room with WC, plus a further separate WC. Outside, there is a single garage in an adjacent block. Electric heating is installed and there are uPVC double glazed windows.

The property is situated in a cul-de-sac position in Little Common, about half a mile drive from shops and services, but a closer walk via twittens through to Collington Lane West. Cooden Beach railway station, golf course and seafront are about half a mile, with Bexhill town centre just under two miles.



Communal Entrance Hall

Good Size Entrance Hall

Cloakroom

Living Room 19'2 x 11'11 (5.84m x 3.63m)

Balcony

Kitchen 8'6 x 8'6 (2.59m x 2.59m)

Bedroom One 13'9 x 10'5 (4.19m x 3.18m)

Bedroom Two 13'1 x 9'4 (3.99m x 2.84m)

Bedroom Three/Dining Room 13'4 x 8'6 (4.06m x 2.59m)

Shower Room

Single Garage No 19 14' x 8'6 (4.27m x 2.59m)

Lease: 999 years from 1976



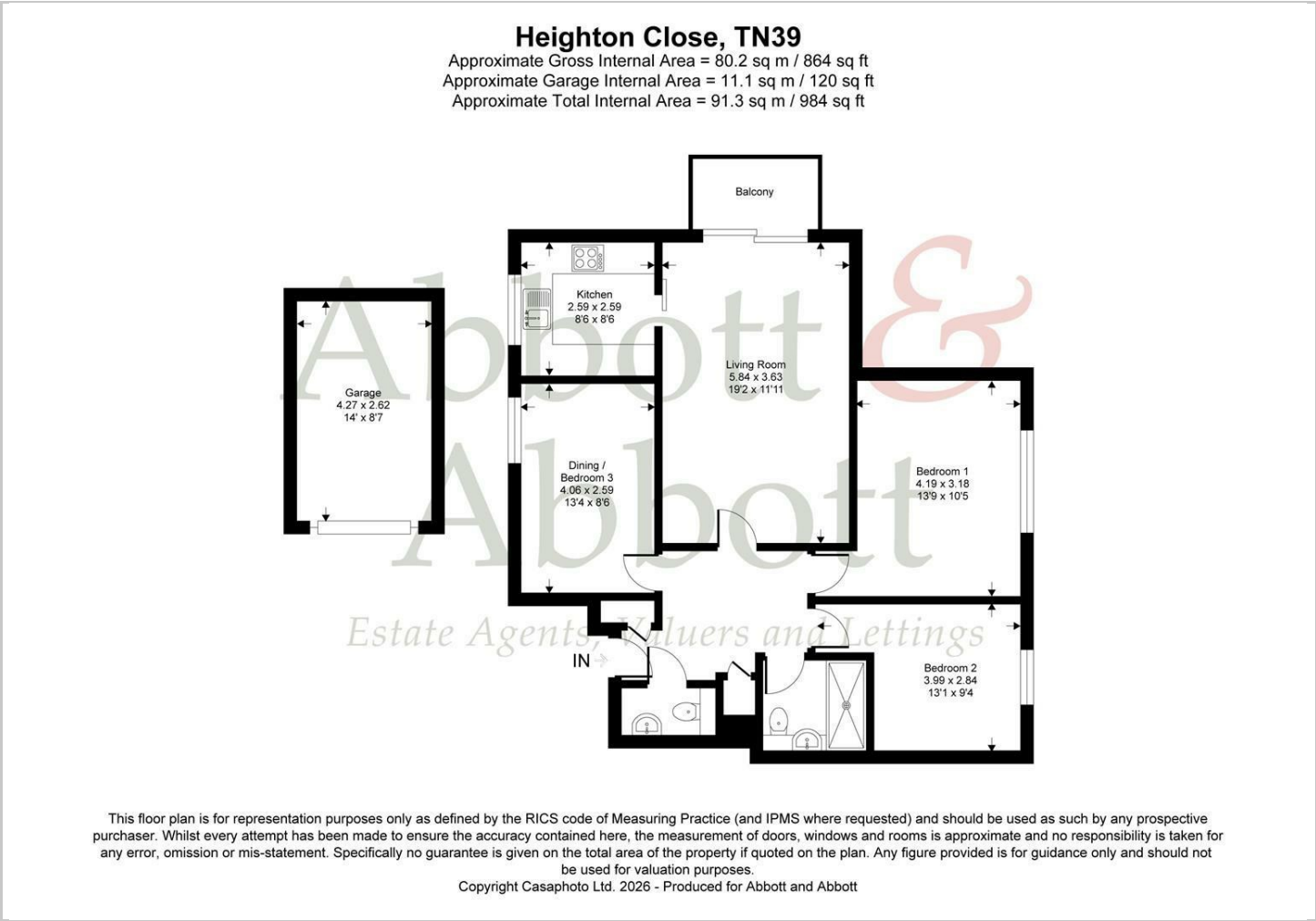


Maintenance: Currently £1380 per six months
Share of Freehold
Council Tax Band: C (Rother District Council)
EPC Rating: D





Floor Plans

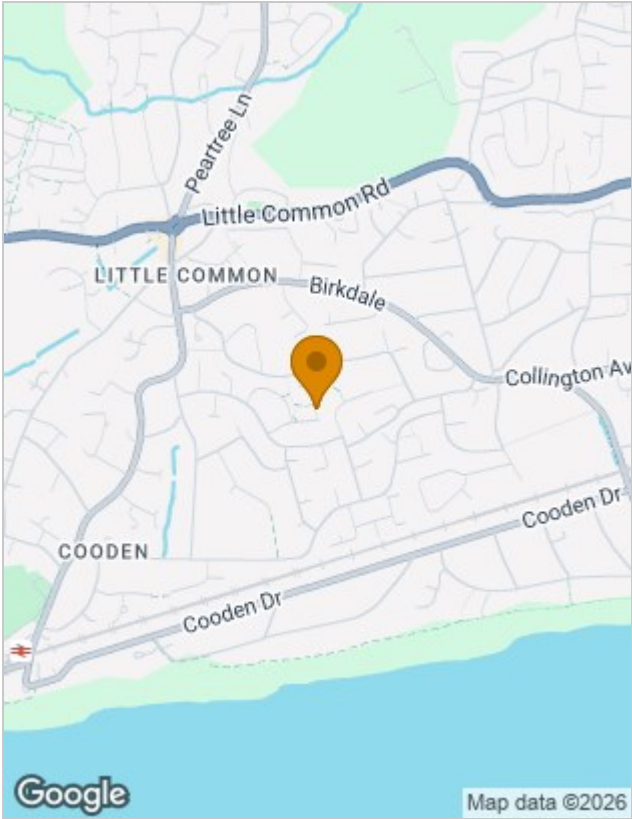


Viewing

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.

Location Map



Energy Performance Graph

