

# Abbott & Abbott

Estate Agents, Valuers and Lettings



39 Compass House Buckhurst Road, Bexhill-On-Sea, TN40 1FE

£225,000





£225,000

# 39 Compass House Buckhurst Road

Bexhill-On-Sea, TN40 1FE

- Exceptionally spacious penthouse apartment with glorious, panoramic views
- South-facing lounge taking full advantage of the views
- Spacious and recently refurbished bathroom
- uPVC double glazing, and heating and hot water from air source heat pump
- Highly recommended
- Two double bedrooms - with en suite shower to main bedroom
- Kitchen with recently installed integrated appliances
- Allocated parking space in secure underground car park
- Excellent town centre location

Abbott & Abbott Estate Agents offer for sale this exceptionally spacious penthouse apartment, served by lift, featuring glorious, panoramic views over the town to the sea, with Beachy Head and the South Downs in the distance. Built around 2010, the property is part of a most attractive purpose-built development, set back from Buckhurst Road and backing onto school playing fields, featuring wide, carpeted halls and corridors and a lift which serves all floors including the car park. The flat itself features bright, well presented accommodation which includes two large bedrooms - the main bedroom with en suite shower, a lounge with a southerly aspect, kitchen with integrated appliances, and a recently refurbished bathroom. Outside, there are communal grounds and an allocated parking space in a secure, underground car park. uPVC double glazing is installed, and heating and hot water is supplied from an air source heat pump.

The property is conveniently placed, just a few hundred yards from the railway station, the seafront, and the main town centre shopping streets.



## Communal Entrance Hall

## Large Entrance Hall

20'11 x 6'6 plus corridor to lounge (6.38m x 1.98m plus corridor to lounge)

## Lounge/Dining Room

20'11 x 12'2 (6.38m x 3.71m)

## Kitchen

16'5 x 6'8 (5.00m x 2.03m)

## Bedroom One

22'8 max (17' min) x 14'10 (6.91m max (5.18m min) x 4.52m)

## En Suite Shower

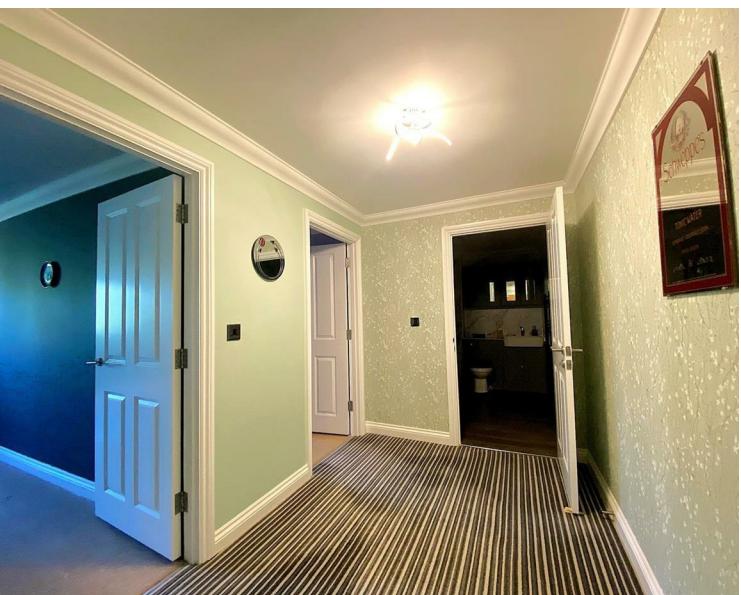
## Bedroom Two

22' x 11'2 (6.71m x 3.40m)

## Spacious Bathroom

8'4 x 7'4 (2.54m x 2.24m)





**Communal Gardens**

**Allocated Parking Space in Underground Car Park**

**Lease - 125 years from August 2011**

**Ground Rent - £150 pa**

**Maintenance - Currently £137.48 pcm**

**Council Tax Band - C (Rother District Council)**

**EPC Rating - B**





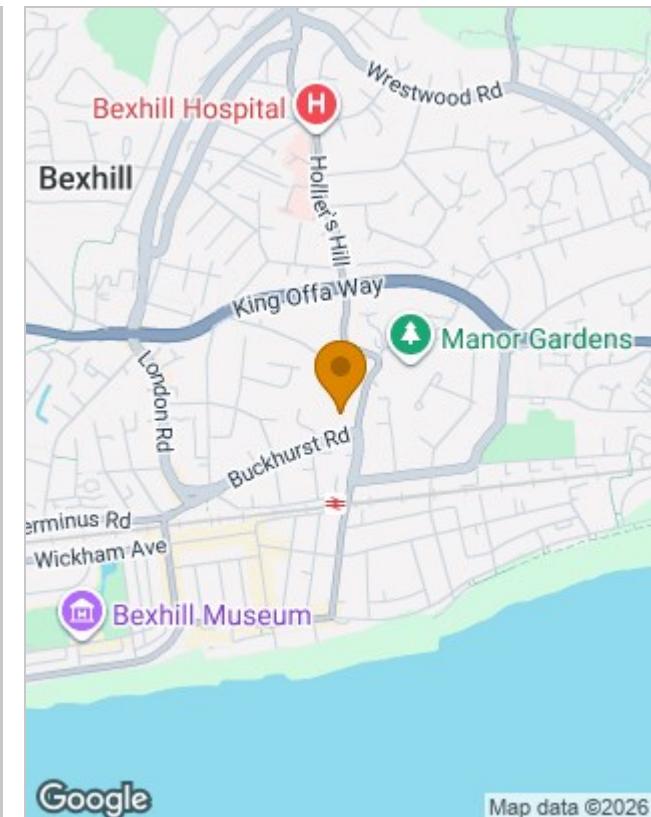
## Floor Plans



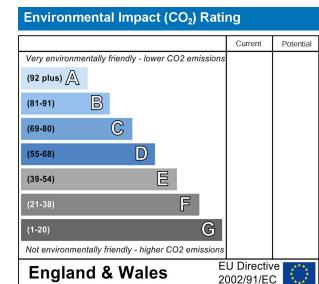
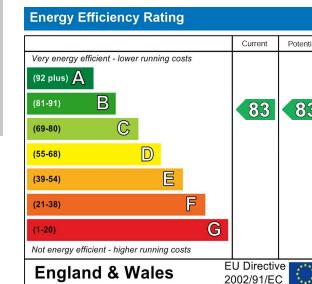
Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location Map



## Energy Performance Graph



## 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.