



## 35 Homelawn House Brookfield Road

, Bexhill-On-Sea, TN40 1PN

**£92,500**



# 35 Homelawn House Brookfield Road

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this well presented first floor retirement flat, served by lift and specifically for the over-60's, offering bright and well-planned accommodation with west-facing rooms, situated just off the seafront. Built in the 1980's by national builders, McCarthy Stone, the property provides a 17' lounge with a balcony off, kitchen, bedroom with built-in wardrobe, and a refurbished shower room. The block features a house manager, backed by a 24-hour careline system, a resident's lounge with activities, and a laundry. Outside, there are lovely communal gardens surrounding the block.

The block is situated just 100 yards from the seafront and just under a mile from the main town centre shopping streets, the railway station and the De la Warr Pavilion. The local Town Bus stops almost immediately to the front of the block.

- Excellent first floor retirement flat, specifically for the over-60's
- Good size, west-facing lounge with west balcony
- Refurbished shower room
- Convenient location only yards from the seafront and within easy reach of town centre
- Bright & well presented accommodation
- Bedroom with built-in wardrobe
- Attractive block with house manager and many communal facilities
- No onward chain

Wide, Spacious Communal Hallways  
Heated, carpeted and entryphone-controlled, with lift and stairs to first floor and front door.

Entrance Hall  
Built in airing/storage cupboard housing recently installed Ariston electric water heater. Entryphone/house manager alarm panel

Good Size Lounge  
17 x 11'  
A bright, west-facing room, of a good size, with television point, electric night storage/convector heater. Archway through to kitchen, uPVC double glazed door to:

Balcony  
11'2 x 2'5  
West-facing and overlooking the communal gardens.

Kitchen  
7'8 x 5'4  
Equipped with a range of base storage units comprising cupboards, drawers, and work surfaces, plus matching wall-mounted storage cupboards. Stainless steel sink with drainer, tiled splashbacks.

Bedroom  
12' x 8'9  
Overlooking the communal gardens, a west-facing room with built-in wardrobe and electric panel heater.

Shower Room  
Recently refurbished, with tiled walls and a suite comprising shower cubicle with recently installed Mira electric shower unit, vanity unit with inset was basin with storage below, and WC.

Extensive Communal Facilities  
The block specifically caters for the over-60's with a house manager backed by a 24-hour careline system, a resident's lounge with activities and a communal laundry. There is also a guest suite available for visitors - subject to availability and at a cost per night.

Communal Gardens  
Communal lawns surround the block, with a variety of ornamental shrubs and trees.

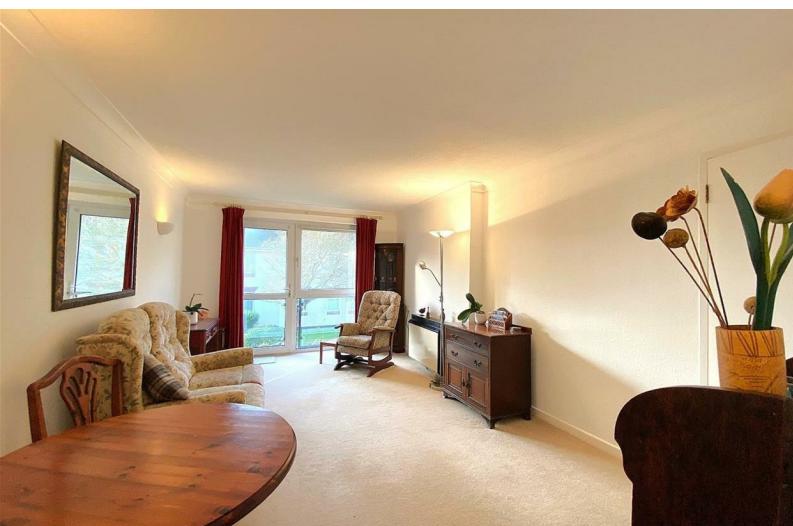
Lease: 99 years from 1987

Ground Rent: £216.55 per half year

Maintenance: Currently £1361 per half year  
To include house manager costs, cleaning & lighting of common parts, cost of communal facilities (excluding guest suite), buildings insurance contribution, lift maintenance, gardening, management fees, etc

Council Tax Band: B (Rother District Council)

EPC Rating: B





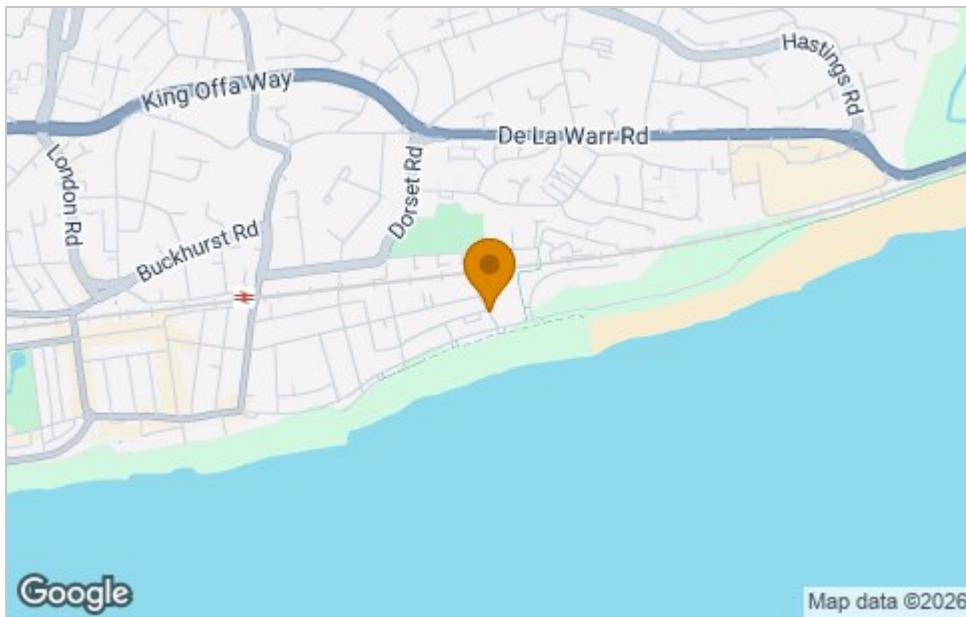
## Floor Plan



Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>

All measurements are approximate and for display purposes only

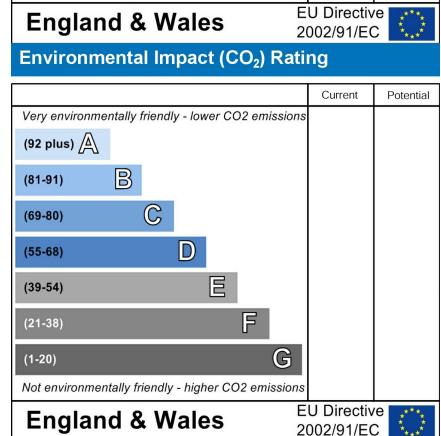
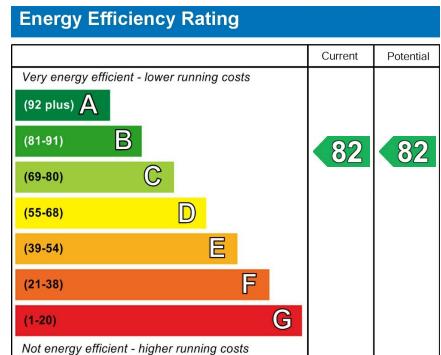
## Area Map



## Viewing

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

## Energy Efficiency Graph



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