

Abbott & Abbott

Estate Agents, Valuers and Lettings



26 The Orangery Buxton Drive, Bexhill on Sea, TN39 4FA

£135,000





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Bexhill on Sea, TN39 4FA

- Bright & well presented purpose-built retirement flat for the over-55's
- Two bedrooms - with 'jack & jill' wet room serving main bedroom and hall
- South-east facing balcony
- Contemporary development with many communal facilities
- No onward chain
- 70% shared ownership
- Good size open-plan lounge/kitchen with integrated appliances
- Electric heating and double glazing
- Convenient location, around the corner from shops and buses

Abbott & Abbott Estate Agents offer for sale, with no onward chain, 70% shared ownership in this modern and well presented purpose built retirement flat, specifically for the over-55's, situated around the corner from local shops and buses. Built in 2016, and set in attractive communal grounds, the property forms part of a contemporary development that also provides a resident's lounge, a cafe, on-site hairdresser, mobility scooter store, plus the assurance of an on-site care team. The property itself features a good size open-plan lounge/kitchen with integrated appliances, leading to a south-east facing balcony, two bedrooms, and a 'jack & jill' wet room, serving both the main bedroom and the entrance hall. Electric heating is installed and there are double glazed windows, with most rooms having a sunny, south-easterly aspect. The property would also suit wheelchair use.

This is a lovely property, part of an excellent community and in a most convenient location. Viewing is highly recommended.



Bright, Spacious Communal Hallway

Spacious Entrance Hall

12'3 max x 11' max (3.73m max x 3.35m max)

Open-Plan Lounge/Kitchen 23' x 11'8 (7.01m x 3.56m)

South-East Balcony 10'9 x 5' (3.28m x 1.52m)

Bedroom One 16' x 11'3 (4.88m x 3.43m)

'Jack & Jill' Wet Room

Bedroom Two 13' x 7'8 (3.96m x 2.34m)

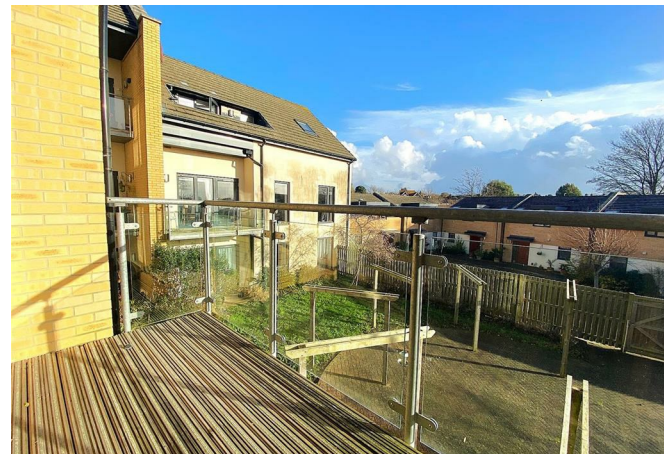
Communal Facilities

Permit-controlled, Resident's Parking Area

Communal Gardens

Lease: 125 years from November 2016

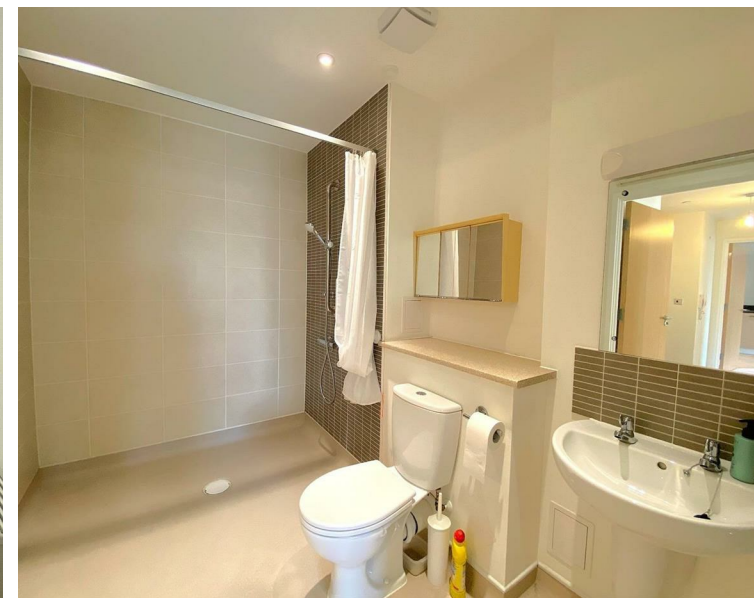
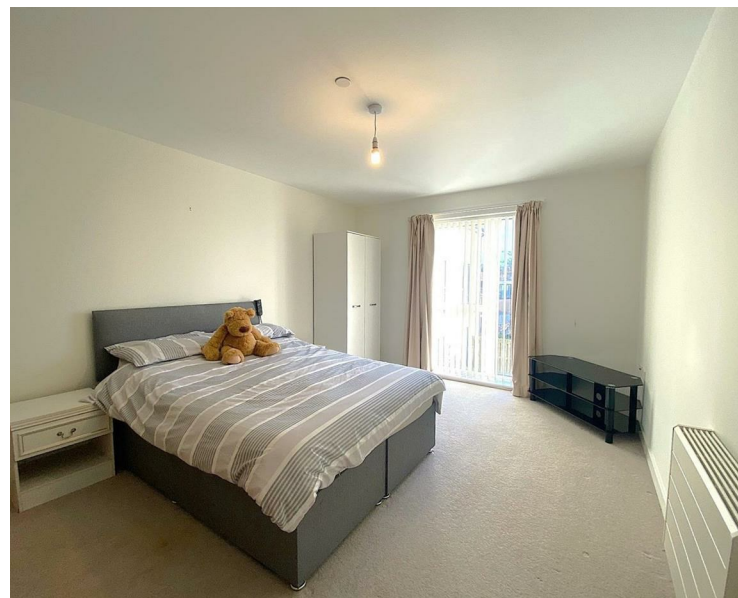
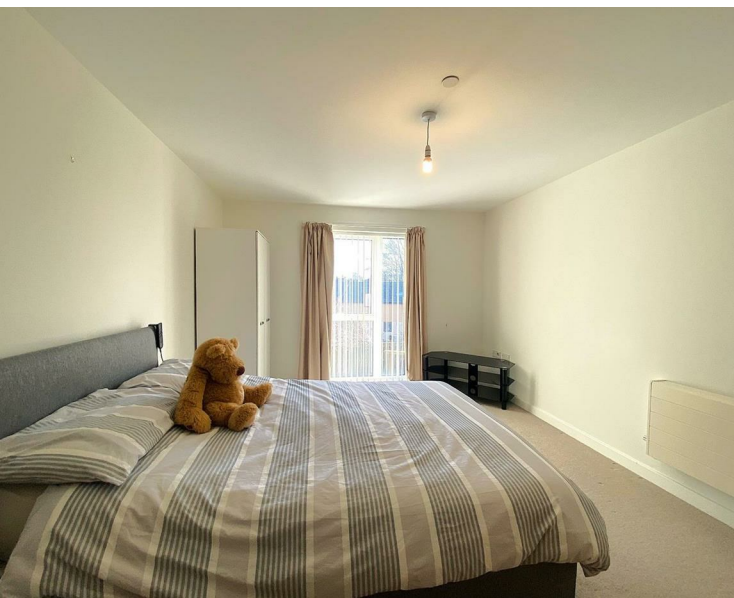
Service Charge: Currently £461 per month





Council Tax Band: C (Rother District Council)

EPC Rating: B





Floor Plans



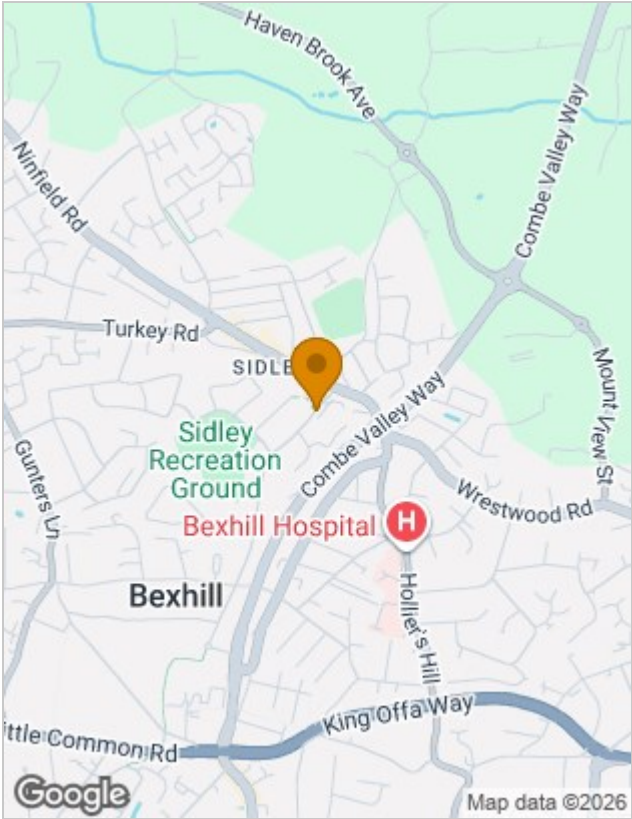
Viewing

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		84 84			