



OAKFIELD



Brooklands Road, Bexhill-On-Sea TN39 4FR

Offers Over £200,000



## Brooklands Road, Bexhill-On-Sea TN39 4FR

A fantastic opportunity to purchase this contemporary ground floor apartment, ideally located within a sought-after development in Little Common.

Accessed via a secure entry phone system, the property opens into a welcoming entrance lobby with generous built-in storage.

The heart of the home is a bright and spacious open-plan living area with a modern fitted kitchen, featuring matching wall and base units and space for freestanding appliances. From the living space, doors open to a Juliette balcony.

There are two well-proportioned double bedrooms, including a principal bedroom with a stylish en-suite shower room. A separate, modern family bathroom is conveniently located off the hallway.

Built in 2019, this apartment offers contemporary living with the added benefit of an allocated parking space in a well-maintained development.

This is a perfect home for first-time buyers, downsizers, or investors seeking a low-maintenance, well-located property in a desirable area.





### Lounge/Diner/Kitchen

21'0 x 15'1 (6.40m x 4.60m)

### Bedroom 1

18'1 x 9'9 (5.51m x 2.97m)

### Bedroom 2

10'9 x 8'7 (3.28m x 2.62m)

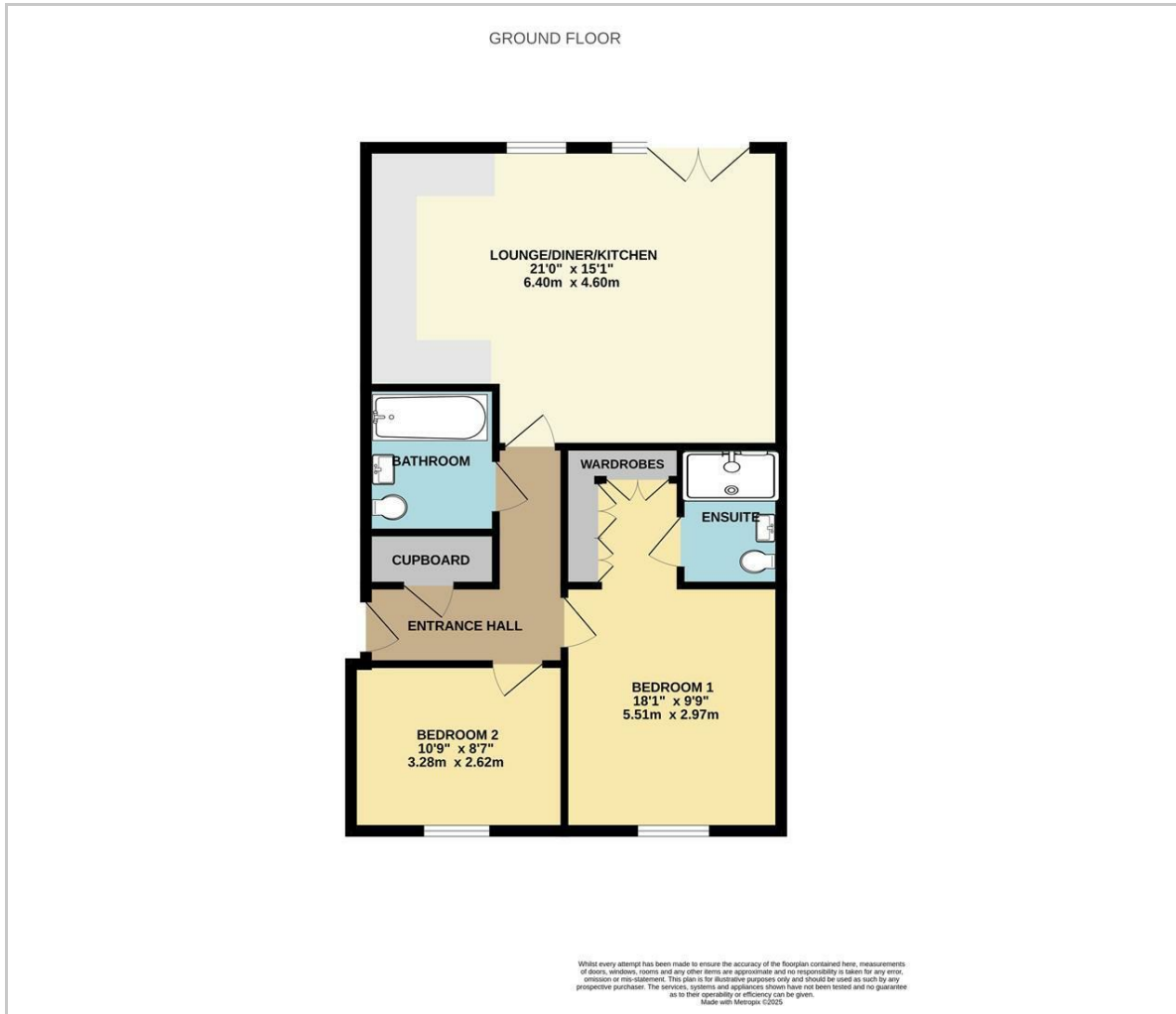
**Council Tax Band C - £2,400.84 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 991 years remaining on the lease. The service charge is £1,596.12 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan



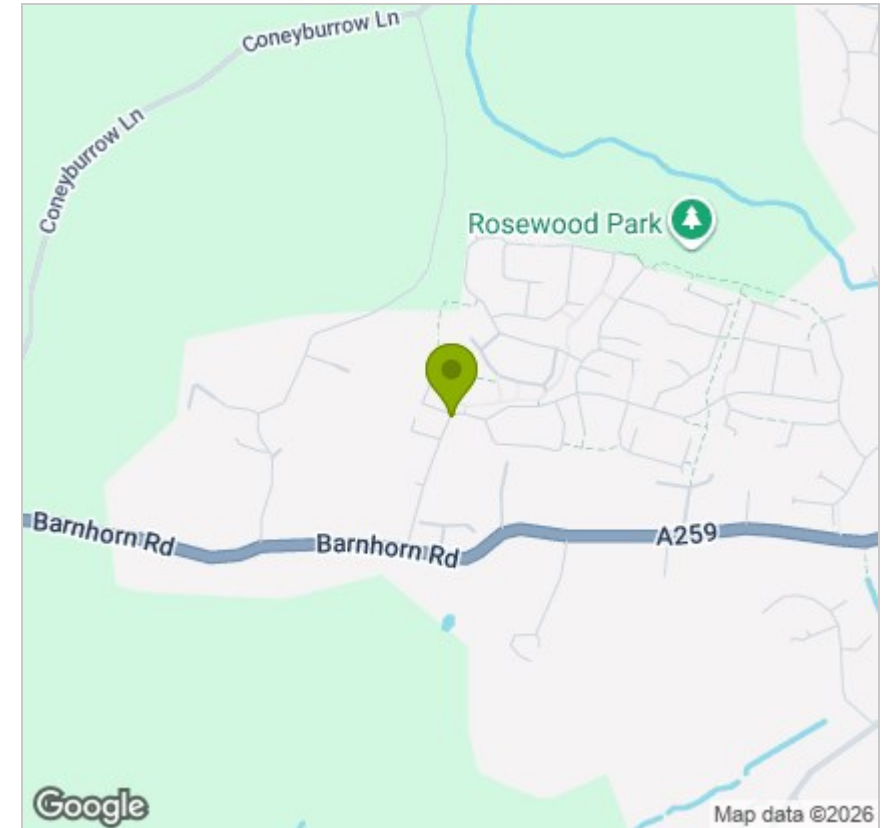
## Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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