



OAKFIELD



Brooklands Road, Bexhill-On-Sea TN39 4FS

Offers Over £230,000



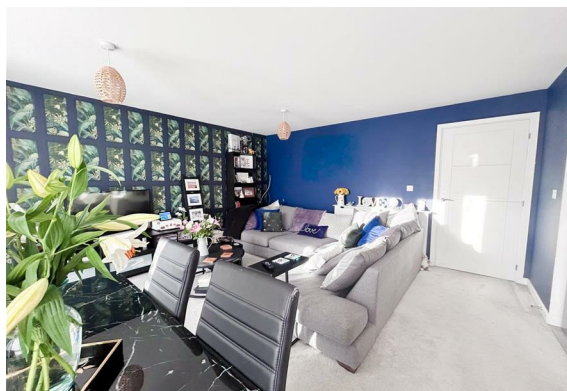
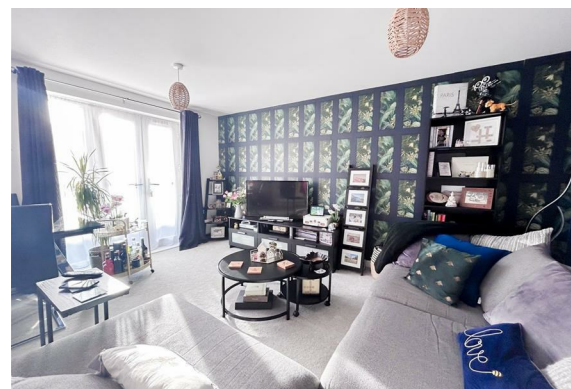
## Brooklands Road, Bexhill-On-Sea TN39 4FS

A warm and welcoming second-floor flat, ideal for first-time buyers, situated within a popular development in Little Common and accessed via a secure private entry phone system.

Inside, you'll find an open-plan living room/kitchen, with the bright lounge area filled with sunshine thanks to its access to the south-facing Juliette balcony. The kitchen features matching wall and base units with space for free-standing appliances.

There are two double bedrooms, both enjoying views over the surrounding countryside. The main bedroom benefits from plenty of wardrobe and storage space, along with an en-suite shower room complete with walk-in shower, wash hand basin and WC. A further family shower room is located off the hallway.

The property also includes a private parking space, further enhancing its appeal as a comfortable and convenient first home.





**Lounge/Diner/Kitchen**  
21'0 x 15'1 (6.40m x 4.60m )

**Bathroom**  
7'1 x 6'3 (2.16m x 1.91m )

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

**Bedroom 2**  
10'9 x 8'7 (3.28m x 2.62m )

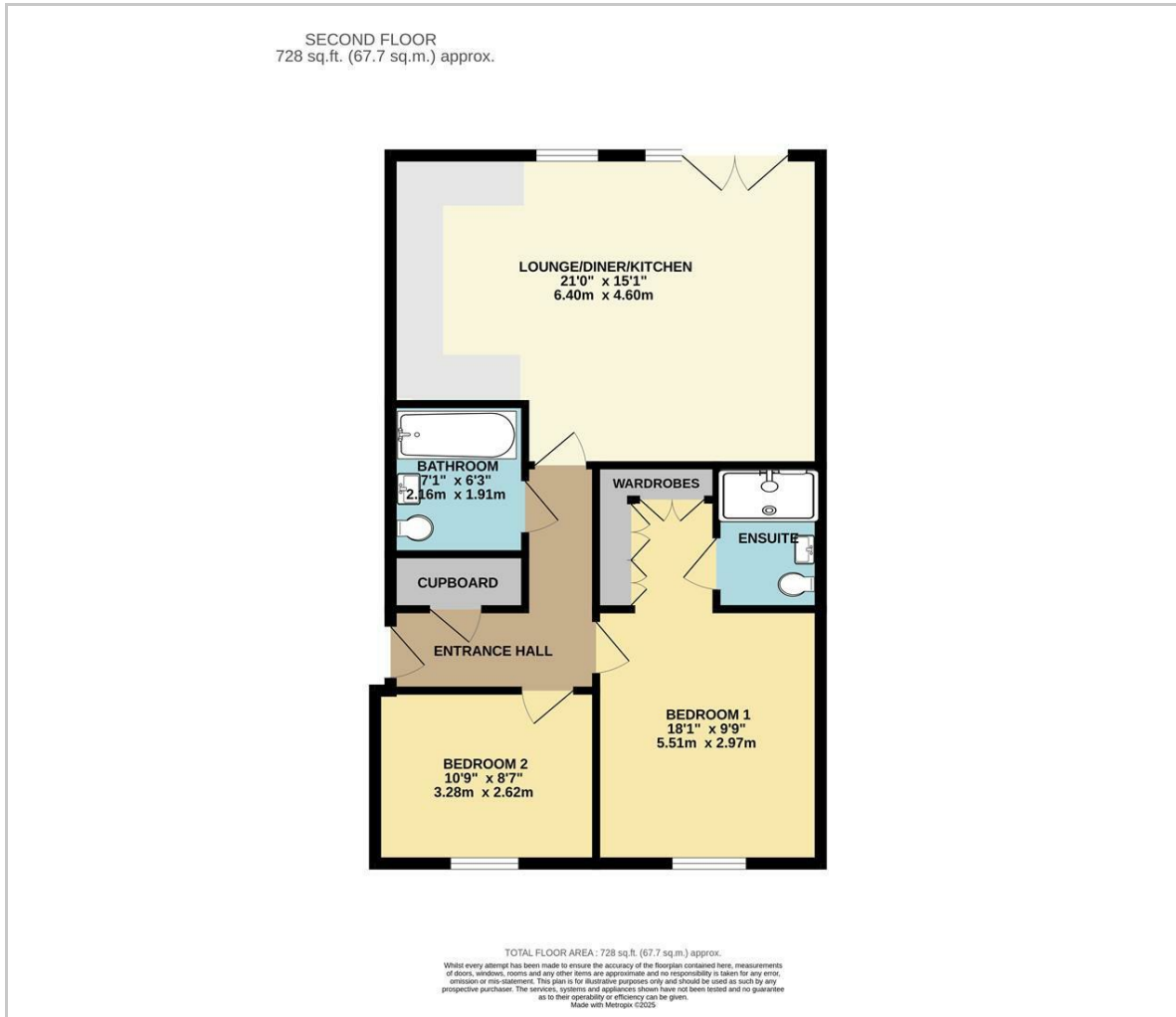
**Council Tax Band C - £2,400.84 Per Annum**

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 99 years remaining on the lease and the maintenance is approximately £3185.66 per annum . The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



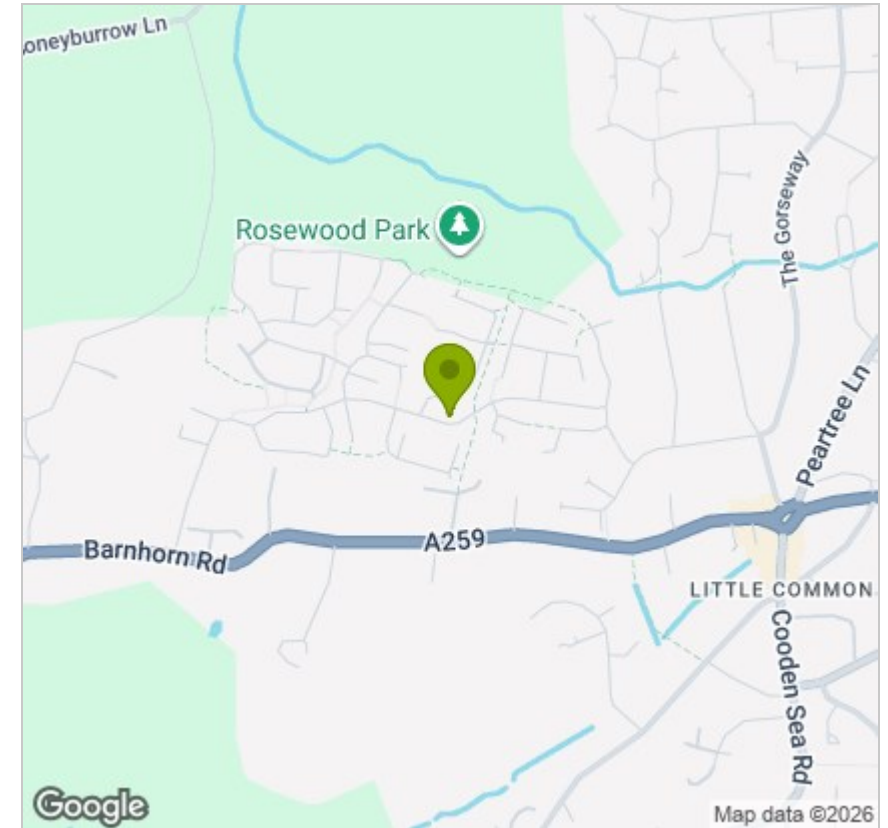
## Viewing

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>	84	84
(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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