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**Flat 53, Homelawn House Brookfield Road, Bexhill, East Sussex TN40 1PN**

**£82,500**

A WELL PRESENTED ONE BEDROOM, SECOND FLOOR RETIREMENT FLAT WITH BALCONY IN PURPOSE BUILT MANAGED BLOCK WITH LIFT, LOCATED JUST OFF SEAFRONT PROMENADE.

THE BLOCK IS FOR RESIDENTS OF 60 YEARS AND OVER, AND IS SURROUNDED BY GARDENS, AND HAS A COMMUNAL LOUNGE, LAUNDRY ROOM, GUEST SUITE, HOUSE MANAGER.

HALL, LIVING ROOM WITH WEST FACING BALCONY HAVING SEA GLIMPSES, KITCHEN, DOUBLE BEDROOM, BATHROOM, ELECTRIC HEATING, DOUBLE GLAZING.

CHAIN FREE - VIEWING RECOMMENDED





Lift or Stairs to Second Floor

Private Front Door to:

Hall

Emergency pull cord, large walk-in storage cupboard with light, hot tank with immersion heater, shelves.

Living Room

15'7" x 11'1" (4.75m x 3.38m)  
Night storage heater, entryphone handset, two wall lights, large uPVC window having Sea glimpse and with door to:-

Balcony

Glazed safety screen, pleasing Westerly outlook over gardens and having sea glimpse.

Kitchen

7'6" x 5'3" (2.29m x 1.60m)  
Fitted with floor mounted cupboards and drawers having worksurface over, and matching wall mounted cupboards including glazed display cupboard; inset twin bowl sink unit with mixer tap, built-in ceramic hob with electric oven under, space for fridge/freezer, extractor fan, striplight, tiled walls.

Bedroom

12'8" x 7' (3.86m x 2.13m)  
Night storage heater, wall light, emergency pull cord, built-in range of wardrobe cupboards with folding doors, uPVC tilt and turn window with views over gardens and sea glimpse.

Bathroom and wc

Fully tiled and fitted with coloured suite comprising: low panelled bath having Mira electric shower over, low flush wc, vanity basin with cupboard under and mirror above, Dimplex electric heater.

Lease

Approx 99 years remaining.

Ground Rent

£219.02 per half year.

Maintenance/Service Charge

Currently £1324.65 per half year.

RESTRICTIONS

The flat is situated on a retirement development with an age restriction of over 60 for a single occupant or for a couple then at least one occupant needs to be over 60 and the other needs to be over 55. The property benefits from communal residents lounge, communal guest room, communal laundry and a manager.

Council Tax Band B

Viewing By Prior Appointment Please

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract and if any matter set out within them is of particular concern please contact us and we will check the information for you.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

