



**BRIAN
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Flat 1, Cloister Court, Brassey Road, Bexhill-on-Sea, East Sussex TN40 1LF

Offers In The Region Of £200,000

A SPACIOUS TWO DOUBLE BEDROOM PURPOSE BUILT GROUND FLOOR FLAT WITH OWN AREA OF REAR GARDEN, LOCATED IN AN ENVIABLE POSITION CLOSE TO SEAFRONT PROMENADE AND TOWN CENTRE AMENITIES.

THIS WELL PROPORTIONED FLAT WHICH IS IN NEED OF SOME UPDATING, BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, AND HAS A GOOD SIZED L SHAPED LIVING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND SEPARATE WC, ACCESS TO PRIVATE PAVED REAR GARDEN OF APPROX 25' X 25'.

LOCATED WITHIN 250 YARDS OF THE SEAFRONT, THIS PROPERTY OFFERS AN OPPORTUNITY TO TO ACQUIRE A FLAT WITH LEVEL ACCESS TO MOST LOCAL AMENITIES.

OFFERED WITH VACANT POSSESSION - CASH PURCHASERS ONLY



Communal Entrance Hall

Glazed door to communal entrance door giving access to all flats, with door leading to the rear gardens. Front door to:

Hall

Storage cupboard, large shelved airing cupboard with hot tank.

Living Room

22'8" x 17'2" narrowing to 7'9" (6.91m x 5.23m narrowing to 2.36m)
Of "L" shape with two double glazed windows overlooking rear garden. Two radiators. TV aerial point.

Kitchen

10'6" x 8'5" (3.20m x 2.57m)
Fitted with range of units having wall mounted cupboards and drawers with worksurface over, matching wall mounted cupboards, inset sink unit with mixer tap, Belling electric cooker, space and plumbing for washing machine, space for fridge/freezer, larder cupboard, wall mounted gas fired boiler, double glazed window to side.

Bedroom 1

14'3" x 9'8" (4.34m x 2.95m)
Built-in wardrobe cupboard, radiator, double glazed window to front aspect.

Bedroom 2

13'3" x 10'5" (4.04m x 3.18m)
Built-in wardrobe cupboard, radiator, double glazed window to front aspect.

Bathroom

White suite comprising panelled bath with Mira shower over, wash hand basin, radiator, double glazed window.

Separate wc

Low flush wc, wash hand basin, double glazed window.

OUTSIDE

Private Garden to Rear

approx 25' x 25' (approx 7.62m x 7.62m)
Paved rear garden with outlook towards St Barnabus Church.

Lease

Approximately 73 years remaining

Ground Rent

Not Collected

Maintenance

We are advised that it is currently £450 per half year.

Council Tax Band: B.

Viewing Arrangements: 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.

