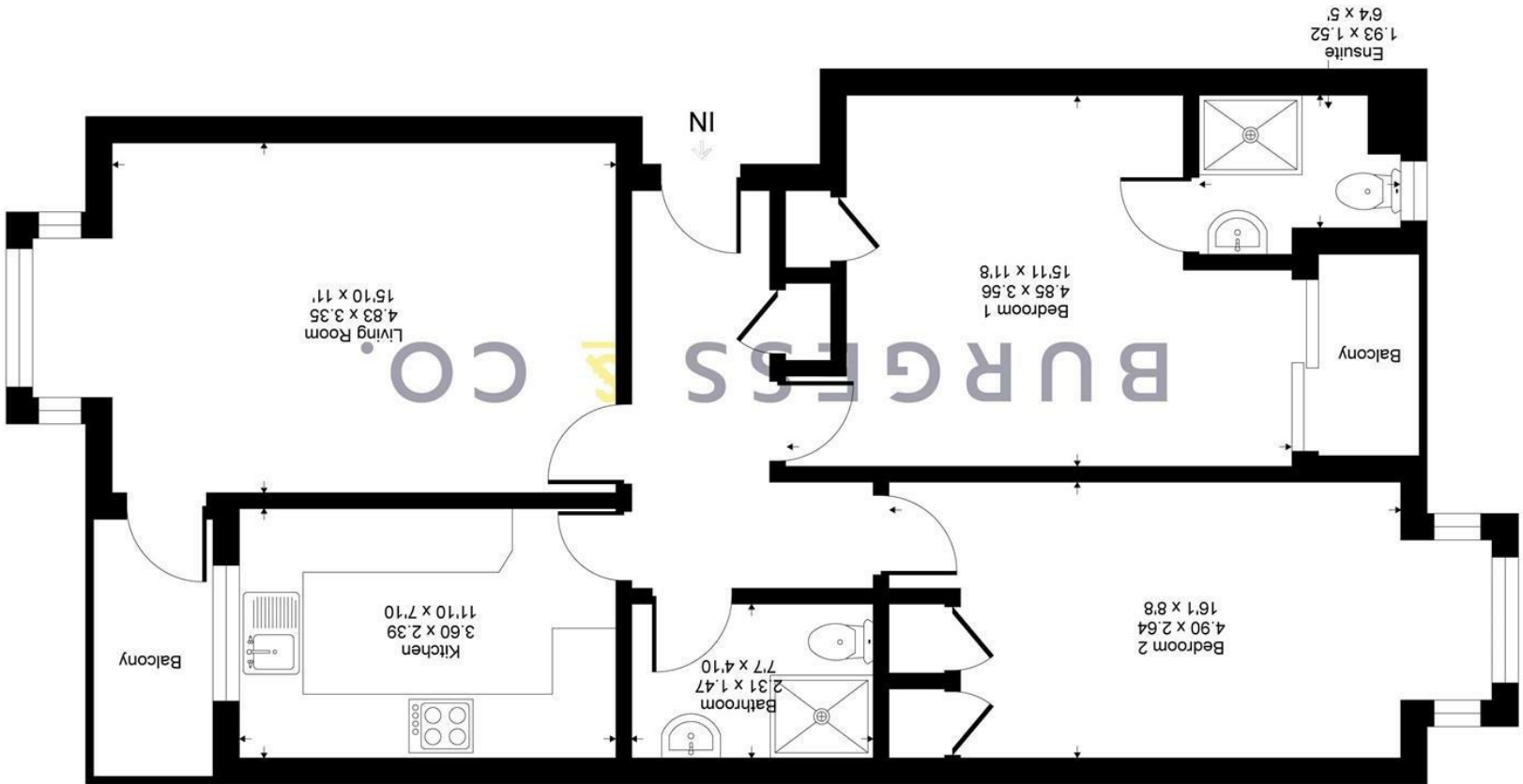




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Pinewoods Court, TN39
Approximate Gross Internal Area = 73.5 sq m / 792 sq ft

BURGESS & CO.
01424 222255

Flat 4 Pinewoods Court, 36 Pinewoods, Bexhill-On-Sea, TN39 3UD

£225,000 Leasehold –
Share of Freehold



****CHAIN FREE**** Burgess & Co are delighted to offer to the market this spacious two bedroom first floor flat forming part of this purpose built block. Situated in a sought after location being within close proximity to Little Common Village with shops, restaurants and doctors surgery. Bexhill Town Centre is also close by offering further shops, restaurants, mainline railway station and seafront with the iconic De La Warr Pavilion. The accommodation is accessed via a communal entrance with stairs to the first floor and a private front door opens to an entrance hall which leads to a living room with access to a balcony, a kitchen, a main bedroom with balcony & en-suite shower room, a further double bedroom and a shower room. Further benefits include gas central heating, double glazing, well maintained communal gardens and a garage located in a block. To be sold chain free with vacant possession and to include a share of Freehold. Viewing recommended by vendor's sole agents.

Communal Entrance

With stairs to

First Floor

With two storage cupboards, private front door to

Entrance Hall

With fitted cupboard.

Living Room

15'10 x 11'0
With radiator, feature fireplace, double glazed box bay window, double glazed door to Balcony.

Kitchen

11'10 x 7'10
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, space for dishwasher & washing machine, double glazed window.

Bedroom One

15'11 x 11'8
With radiator, fitted cupboard, double glazed patio door to Balcony. Door to

En-suite Shower Room

6'4 x 5'0
Comprising shower cubicle, wash hand basin, low level w.c, chrome heated towel radiator, partly tiled walls, double glazed frosted window.

Bedroom Two

16'1 x 8'8
With radiator, two fitted cupboards, double glazed box bay window.

Shower Room

7'7 x 4'10
Comprising shower cubicle, pedestal wash hand basin, low level w.c, partly tiled walls, extractor fan.

Garage

Located in a block with up & over door.

NB

There is the remainder of a 999 year Lease from 1 January 1997. We have been advised that the service charges are approximately £1,800 per annum. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

