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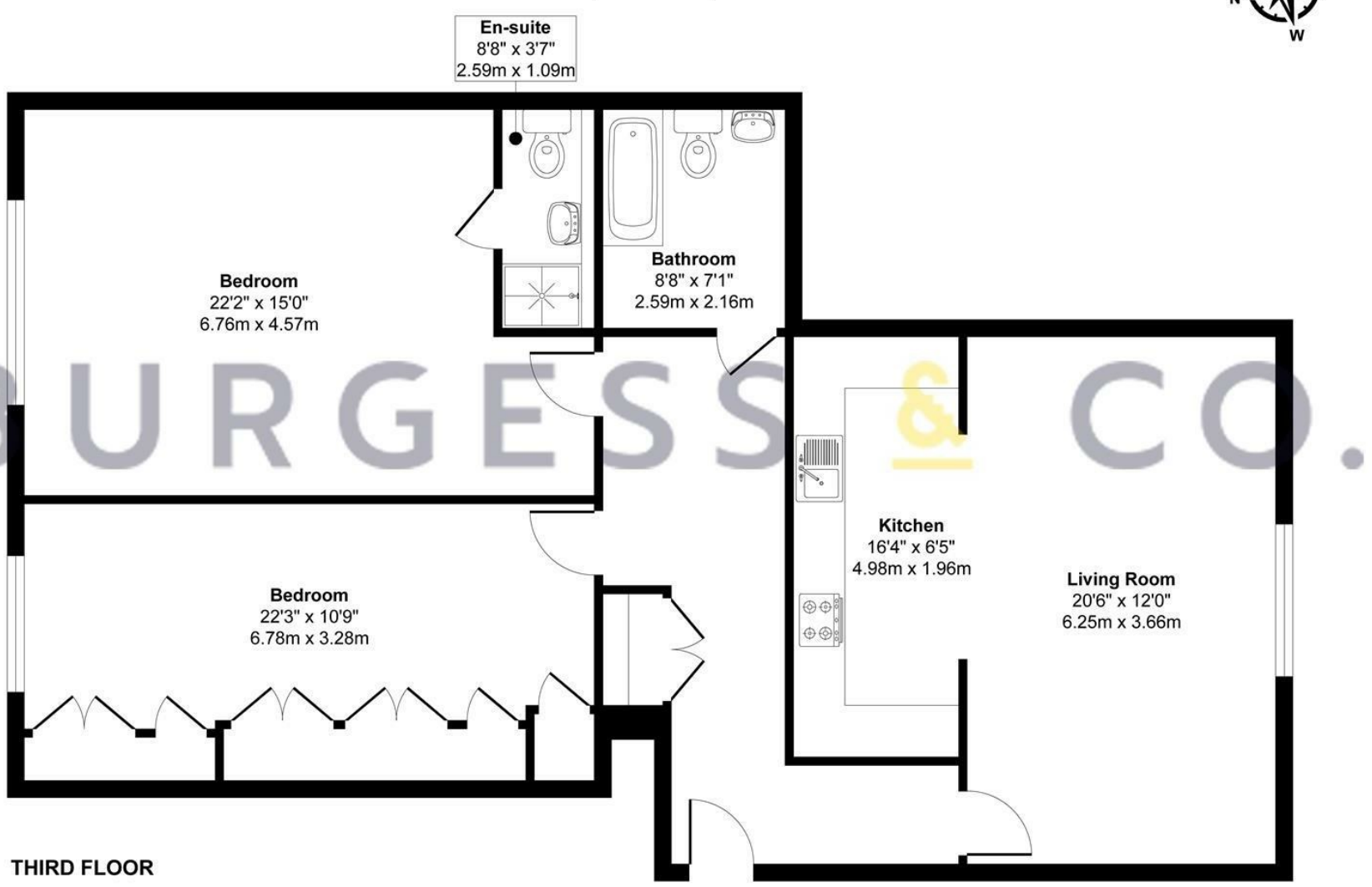
Flat 39 Compass House Buckhurst Road, Bexhill-On-Sea, TN40 1FE

£180,000 Leasehold

01424 222255

Compass House

Approximate Gross Internal Floor Area
1168 sq. ft / 109 sq. m



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Burgess & Co are delighted to offer to the market this exceptionally spacious (109 sq m) and immaculately presented two bedroom penthouse apartment, enjoying stunning far reaching views towards the sea & Beachy Head. Conveniently located within close walking distance (approx. 5 mins) to Bexhill Town Centre with mainline railway station, shops, restaurants, and seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a living room enjoying a southerly aspect, a modern kitchen with integrated appliances, a 22'2 main bedroom with en-suite shower room, a further 22'3 second bedroom with bespoke fitted wardrobes/home office and a family bathroom. Further benefits include electric central heating, double glazing, lift service and a particular feature is the secure underground parking space. Viewing is highly recommended by vendors sole agents.

Communal Entrance Hall
With entry-phone system, stairs or lift to all floors.

Third Floor
With private front door to

Entrance Hall
With radiator, entry-phone, built-in cupboard housing air-source heat pump providing heating & hot water.

Living/Dining Room
20'6 x 12'0
With radiator, double glazed window enjoying stunning panoramic views towards Beachy Head. Archway to

Kitchen
16'4 x 6'5
Comprising matching range of wall, base & drawer units, worksurface, inset grey Quartz sink unit, tiled splashbacks, inset induction hob with extractor hood over, fitted Bosch electric oven, integrated Indesit fridge/freezer & Haier washing machine, radiator.

Bedroom One
22'2 x 15'0
A spacious room with radiator, built-in cupboard, double glazed window to the rear overlooking the playing fields. Door to

En-suite Shower Room
8'8 x 3'7
Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, light with shaver point, tiled walls, extractor fan, radiator.

Bedroom Two
22'3 x 10'9
With radiator, range of Kingswood bespoke fitted wardrobes with home office & desk, double glazed window overlooking the playing fields.

Bathroom
8'8 x 7'1
Comprising panelled bath with waterfall shower over & screen, vanity unit with inset wash hand basin & low level w.c, heated towel radiator, Linda Barker aqua-panelling, extractor fan.

Allocated Parking
There is an allocated parking space in the secure underground car park, accessed via electric gates.

Outside
There are well maintained communal gardens.

NB
There is the remainder of a 125 year Lease from 3 August 2011. We have been advised that the service charges are approximately £1,542.24 pa and the ground rent is £150 pa.
Council tax band: C

