



Oswald Court, Larkhill, Bexhill-On-Sea



GROUND FLOOR APARTMENT WITH FAR REACHING VIEWS OF THE SEA IN ONE OF THE MOST SOUGHT AFTER LOCATIONS OF BEXHILL! We are delighted to present this property to the market, if you are looking for an apartment which offers good living space, close to Bexhill town centre then this is the one for you. This really would make a great investment, first time purchase or retirement home. The property is accessed via a communal entrance door with entry phone system, leading into a spacious lobby area, and benefits from a passenger lift as well as stairs. Internally the property comprises; front door opening onto hallway, with doors to all rooms, fitted bathroom, fully fitted kitchen, two large bedrooms and a lounge with a large window with far reaching views out to sea. This really is a spacious and well laid out apartment and one not to be missed off your viewing list! The location is within convenient distance to Bexhill Town Centre, mainline railway station and local bus services. At the top of this quiet and sought after cul-de-sac can be found this purpose built block surrounded by well-kept communal gardens with trees and shrubs. beautiful views out to sea and the Sussex Downs. Other benefits include free usage of gas central heating and 24 hour running hot water; double glazing, garage en bloc with ample free parking. Agents note: Maintenance: £2405 per annum (to include cost of gas boiler which provides the central heating and hot water, as well as the usual building insurance, ground rent, building maintenance, window cleaning, water/sewage rates, gardens and groundwork). We are waiting for confirmation of the fees to be held on file.

£225,000

- Far Reaching Sea Views
- Two Spacious Bedrooms
- Garage En Bloc
- Ground Floor
- Communal Gardens
- Awaiting EPC
- No Chain
- Gas Central Heating





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.