



**5 Teachers House**  
**Scholars Walk**  
**Bexhill-On-Sea, TN39 5GB**  
**Asking price £179,950 Leasehold**

**Wyatt  
Hughes**

# SCHOLARS WALK, BEXHILL-ON-SEA, TN39 5GB

ASKING PRICE £179,950

Welcome to Teachers House.

Our latest listing in Bexhill is set in a popular development, with spacious rooms and ample storage, with the added bonus of a parking bay.

Looking for a new home to add to your investment portfolio? Maybe you are looking for your first-time home? Or perhaps you are simply thinking of upsizing? Which ever it maybe, this purpose built property in Bexhill-on-sea is suitable for a host of new buyers.

Teacher's house is a well-maintained first floor flat in a purpose built building, with plenty of space for storage and large windows which make it feel light throughout. The open plan kitchen and living space is modern with integrated appliances and plenty of cupboard space.

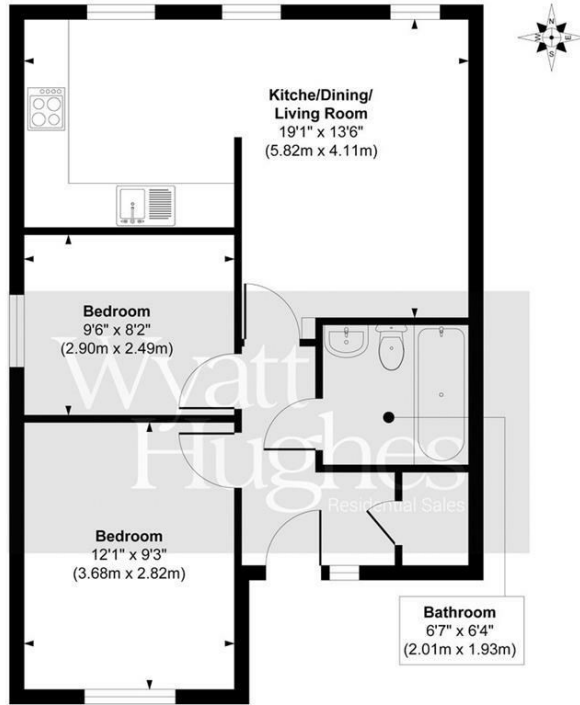
There are two double bedrooms and a bathroom with bath and shower over. and separate cupboard space for additional storage.

Externally the building is well-maintained and there is the addition of an allocated parking bay.

Don't want to miss out on what this home has to offer? Then please contact the office to arrange your showing today.

- Two Bedroom Purpose Built • Well Maintained Block • Modern Interior • Parking Bay • No onward chain • Long Lease with approx 183 years remaining • £200 PA Ground Rent • £1,253 Service Charge • EPC C • Council Tax Band B





**Floor Plan**  
Approximate Floor Area  
549 sq. ft  
(51.00 sq. m)

Approx. Gross Internal Floor Area 549 sq. ft / 51.00 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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