



26 Sussex Road  
Northumberland Heath  
Kent

DA8 1JB

Leasehold



Council Tax: C  
EPC Rating: C

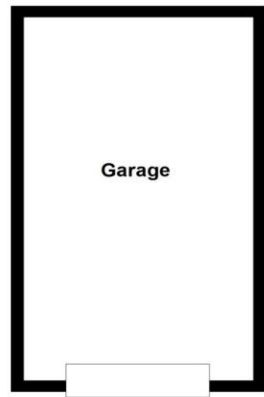
Immaculately presented two bedroom first floor maisonette overlooking recreation ground being well positioned for Northumberland Heath parade, Barnehurst zone 6 station and popular schools.

- 36' Double garage
- Off road parking
- Immaculate condition throughout
- Two double bedrooms
- Private loft access
- Maisonette

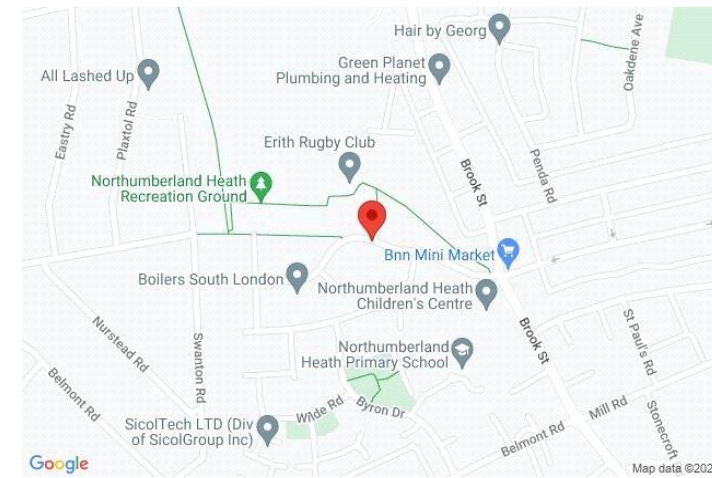
Asking Price £295,000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.



**FOR MORE INFORMATION CONTACT US TODAY.**

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## Interior

**Entrance Hall** Double glazed UPVC entrance door. Stairs to first floor.

**Landing** Carpet. Loft access.

**Lounge** 4.27m x 3.05m (14' x 10') Double glazed window to front. Radiator. Electric fireplace. Carpet.

**Kitchen** 2m x 3.48m (6'7" x 11'5") Two double glazed windows to front. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Integrated fridge/freezer, oven and induction hob to remain. Radiator. Laminate flooring. Spotlights.

**Bedroom 1** 3.66m x 3.05m (12' x 10') Double glazed window to rear. Radiator. Carpet. Spotlights.

**Bedroom 2** 2.97m x 2.57m (9'9" x 8'5") Double glazed window to rear. Radiator. Carpet. Spotlights.

**Bathroom** 2.13m x 1.88m (7' x 6'2") Opaque double glazed window to side. Three piece suite comprising: Panelled bath with mixer shower over, wash hand basin with vanity unit under and low level wc. laminate flooring. Part tiled walls.

## Exterior

**Parking** Driveway with parking for 2/3 vehicles.

**Double Garage** 11.02m x 3.66m (36'2" x 12') To rear of property up and over door.

## Leasehold Information

**Lease Term:** 999 years from and including 1 January 2017

**Unexpired Lease:** Approx. 991 years remaining

**Ground Rent:** Peppercorn

**Service Charge:** £250.00 per annum (to be verified by solicitor)

**Buildings insurance and accountants fee:** £215.00 per annum (to be verified by solicitor)

## Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.