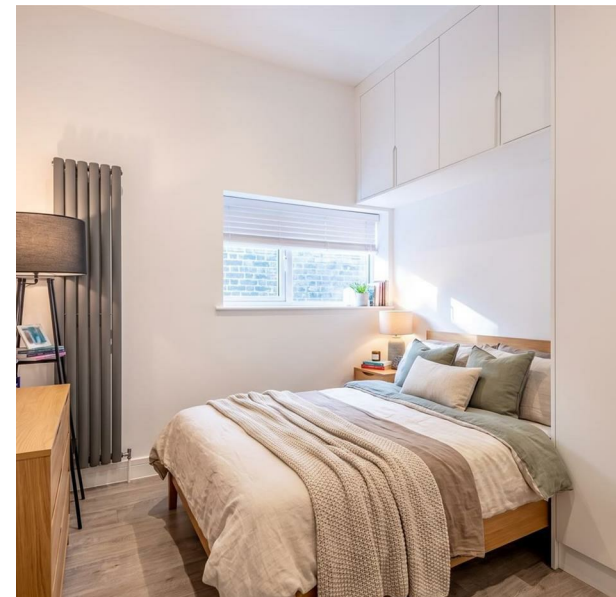


Broadway, Bexleyheath, DA6 8AH

£290,000

Council Tax Band: C



GUIDE PRICE £290,000 TO £300,000

This beautifully decorated TWO-BEDROOM GROUND FLOOR FLAT, the LARGEST IN THE BUILDING, comes with its OWN PRIVATE TERRACE and offers an exceptional blend of style, comfort and practicality — an ideal choice for anyone seeking MODERN LIVING in a convenient and well-connected location.

From the moment you step inside, the property impresses with its tasteful presentation and thoughtfully designed layout, creating a warm and inviting atmosphere throughout. At the heart of the home is a SPACIOUS OPEN-PLAN KITCHEN AND LOUNGE, perfectly arranged for both everyday living and entertaining.

The contemporary kitchen includes INTEGRATED APPLIANCES — fridge/freezer, washer/dryer, oven, microwave and dishwasher — with ample storage and workspace. The generous lounge area offers plenty of room for dining, relaxing and hosting guests. A LARGE BAY WINDOW and HIGH CEILINGS enhance the sense of space and light, giving the room a bright and airy feel.

Both bedrooms are well-proportioned, offering flexibility for a variety of lifestyles, whether you need a comfortable guest room, home office or additional storage. The MASTER BEDROOM is a standout feature, benefiting from its own DRESSING AREA and DIRECT ACCESS TO THE PRIVATE TERRACE — ideal for morning coffee, al fresco dining or simply enjoying a peaceful moment in the fresh air.



Open House South East



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 66        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |