



Cantelupe Road, Bexhill-On-Sea TN40 1HL

welcome to

Cantelupe Road, Bexhill-On-Sea

GUIDE PRICE £250,000 - £260,000 . Fox & Sons are delighted to present to the market this well presented two bedroom first floor flat within close proximity of Bexhill town centre and many useful amenities, the beach and promenade along with Bexhill railway station with connections to London.



Communal Entrance

Located on the ground floor with the entrance door to the flat.

Entrance Hall

Door to the front, double glazed port hole window to the front aspect and stairs rising to the first floor hall.

First Floor Hall

School radiators, engineered oak flooring, double glazed window to the front aspect, loft access, cupboard and meter cupboard.

Lounge/ Kitchen

21' 6" x 14' (6.55m x 4.27m)

Double glazed window to the rear aspect with sash windows, school radiators, sea views and engineered oak flooring.

The kitchenette is comprised of wall and base units, work surfaces, sink drainer with a mixer tap, electric induction hob with and extraction fan above, integral dishwasher, fridge freezer, microwave, electric oven and engineered oak flooring.

Bedroom One

14' 11" x 10' (4.55m x 3.05m)

Double glazed window and door to the rear aspect, door to the balcony, sea views and a school radiator.

Bedroom Two

7' 5" x 8' 4" (2.26m x 2.54m)

Double glazed window to the side aspect and school radiators.

Study

7' 10" x 4' 8" (2.39m x 1.42m)

Double glazed port hole window to the front aspect, school radiator, integrated office storage unit and engineered oak flooring.

Bathroom

Double glazed window to the front aspect, free standing roll top bath with mixer taps and a shower above, underfoot heating, plumbing for washing machine, wash hand basin, WC, heated towel rail, storage cupboards and a cupboard containing boiler.

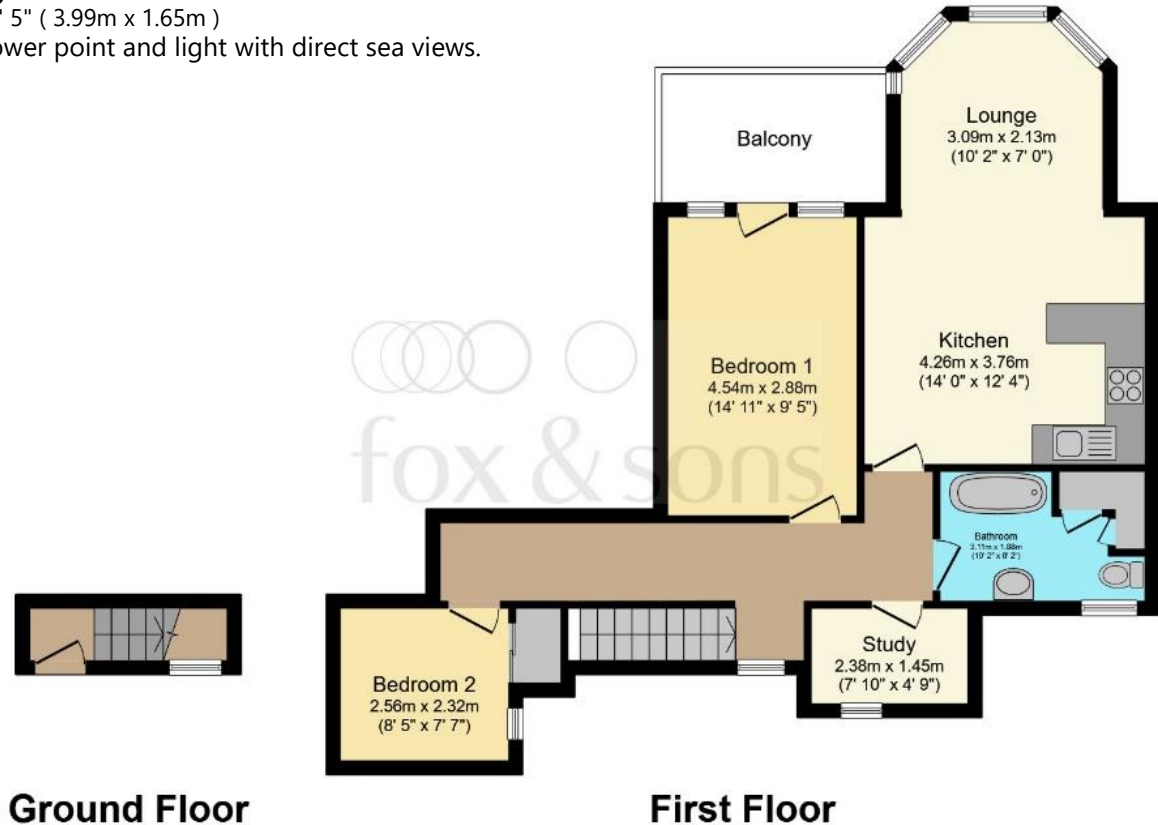
Communal Gardens

With lawn area behind timber framed fence with gate access and mature shrubs surrounding.

Balcony

13' 1" x 5' 5" (3.99m x 1.65m)

Has a power point and light with direct sea views.



Total floor area 71.4 sq.m. (769 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Cantelupe Road, Bexhill-On-Sea

- TWO BEDROOMS
- SEA VIEWS
- WELL PRESENTED THROUGHOUT AND WALKING DISTANCE TO THE BEACH
- PRIVATE BALCONY
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BOS111698 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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