



**Cranfield Road, Bexhill-On-Sea TN40 1QB**



**welcome to**

**Cranfield Road, Bexhill-On-Sea**

NEW TO THE MARKET is this warm & inviting two-bedroom top-floor apartment ideally located in the heart of Bexhill Town, just a walking distance away from the local shops and Train Station. Featuring two generous sized bedrooms, lounge, kitchen and bathroom all to a modern and neutral finish.



### Entrance Porch

Upon entering the well-maintained communal entrance, you'll find the private entryway to the apartment on the top-floor.

### Lounge

16' 11" x 9' 8" ( 5.16m x 2.95m )

The light & airy lounge features a double-glazed window to the side aspect with a radiator underneath, multiple powerpoints and TV point and access into the main bedroom and hallway.

### Kitchen

9' 1" x 5' 9" ( 2.77m x 1.75m )

The kitchen comprises of an inset-sink & drainer unit, multiple storage cupboards both above head and low-level units, space and plumbing for a fridge freezer, washing machine and dishwasher, a gas range four-ring cooker with an induction hob over the top, multiple powerpoints and a double-glazed window to the side aspect.

### Bedroom One

16' 9" x 7' 1" ( 5.11m x 2.16m )

The first bedroom features a large double-glazed window to the rear aspect allowing plenty of sunlight to amplify the whole room, radiator placed centre underneath, powerpoints and TV point.

### Bedroom Two

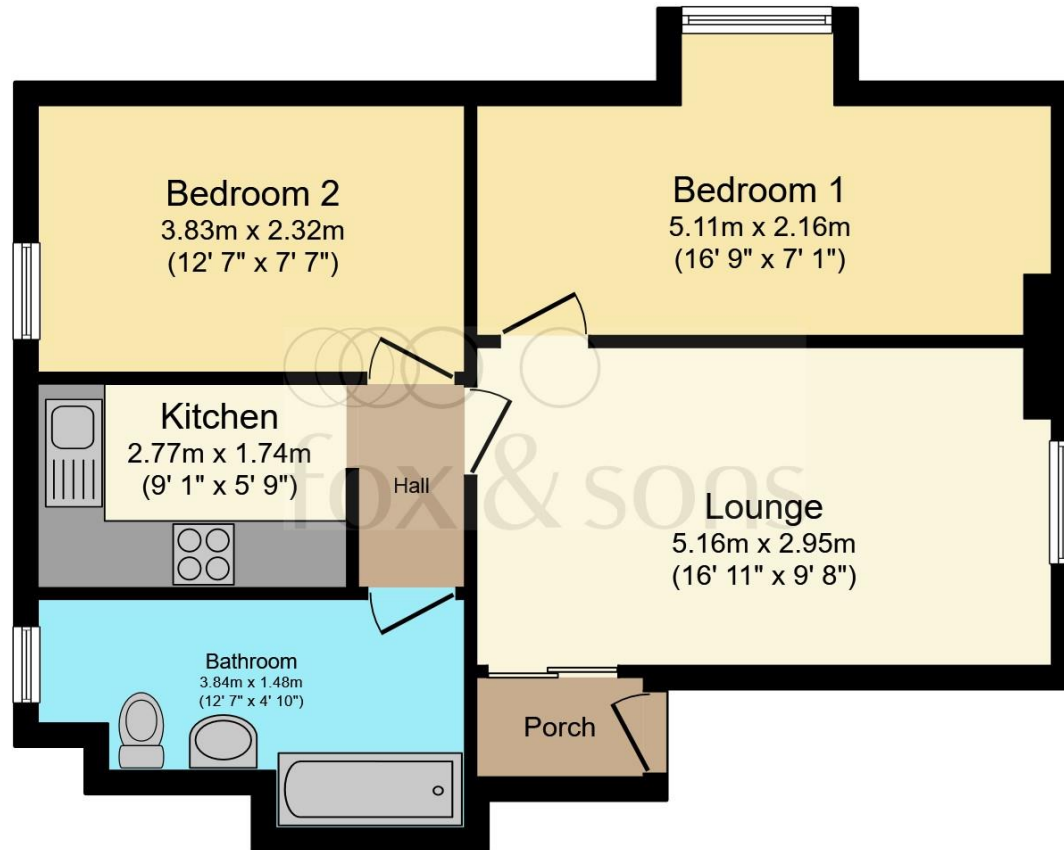
12' 7" x 7' 7" ( 3.84m x 2.31m )

Bedroom two comprises of a double-glazed window to the side aspect, powerpoints and radiator.

### Bathroom

12' 7" x 4' 10" ( 3.84m x 1.47m )

The shower room features a good-size pannelled bath with shower head over the top, low-level WC and wash-hand basin, as well as a small double-glazed window to the side-aspect and a low-level storage cupboard.



Total floor area 52.5 m<sup>2</sup> (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Cranfield Road, Bexhill-On-Sea

- SHARE OF FREEHOLD
- TWO BEDROOM APARTMENT
- LONG LEASE
- CLOSE TO LOCAL AMENITIES & THE TOWN
- 

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112093 - 0006

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