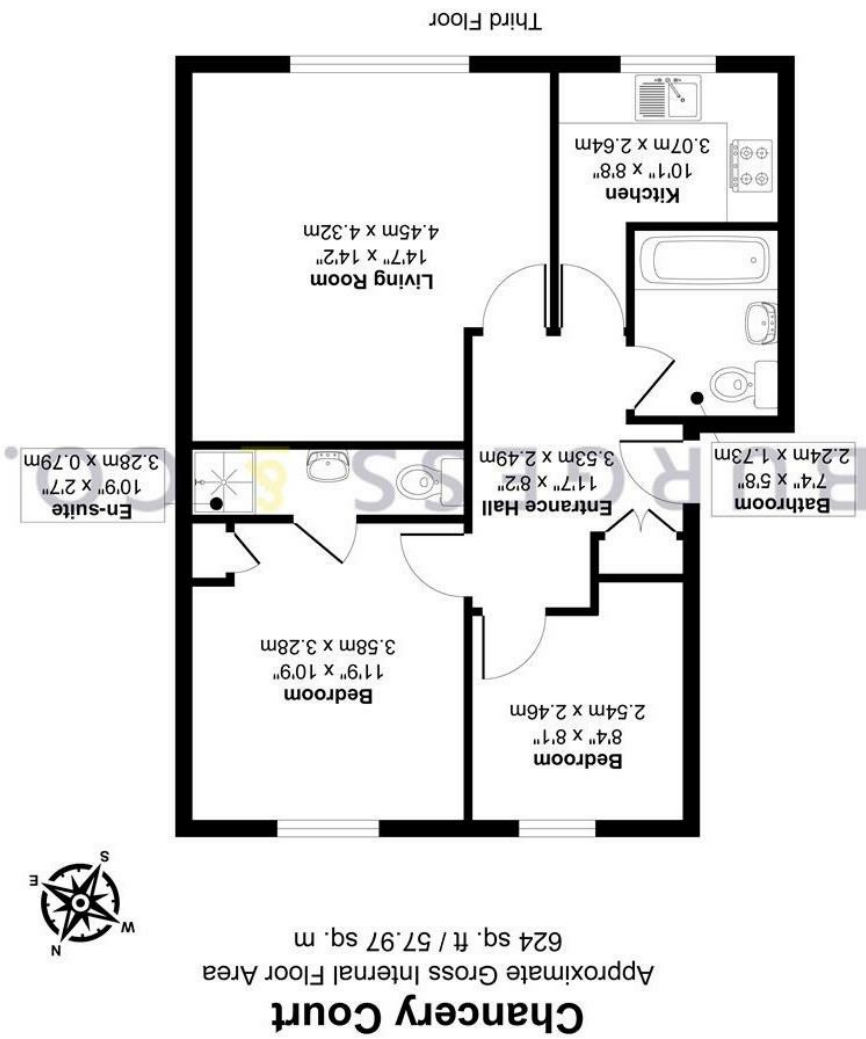


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BURGESS & CO.  
01424 222255

Flat 5 Chancery Court, 28 Cantelupe Road, Bexhill-On-Sea, TN40 1HL

£175,000 Leasehold –  
Share of Freehold





**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are delighted to bring to the market this charming, bright and spacious top floor flat forming part of this converted former police house with sea views. Ideally located being a short walk from Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and the seafront. The property is accessed via a communal front door with stairs leading to the third floor and a private front door. The accommodation comprises an entrance hall, a living room, a kitchen, two bedrooms of which one has an en-suite shower room, and a family bathroom. Benefits include gas central heating, double glazing and an allocated parking space. Viewing is essential to fully appreciate all that this property has to offer.

Communal Entrance Hall

With entry-phone system, stairs to

Third Floor

With private front door to

Entrance Hall

With entry-phone system, storage cupboard.

Living Room

14'7 x 14'2

With radiator, laminate flooring, double glazed window to the rear enjoying rooftop view towards the sea.

Kitchen

10'1 x 8'8

Comprising matching range of base units, worksurface, inset stainless steel sink unit, tiled splashback, inset gas hob with extractor hood over, fitted double oven, slimline dishwasher, space for washing machine, wall mounted Worcester boiler, inset ceiling spotlights, double glazed window to the rear enjoying rooftop view towards the sea.

Bedroom One

11'9 x 10'9

With radiator, laminate flooring, built-in cupboard, double glazed window to the front. Door to

En-suite Shower Room

10'9 x 2'7

Comprising shower cubicle, wash hand basin, low level w.c, radiator, extractor fan.

Bedroom Two

8'4 x 8'1

With radiator, laminate flooring, double glazed window to the front.

Bathroom

7'4 x 5'8

Comprising panelled bath with Victorian style mixer tap & shower attachment, pedestal wash hand basin, low level w.c, partly tiled walls, radiator, extractor fan.

Parking

There is an allocated parking space to the front of the building.

NB

We have been advised that there is the remainder of a 125 year Lease from 25th March 2002 to include a 1/6th share of the Freehold and the service charges are approximately £650 per annum. Pets and lets are allowed with consent. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

