

**RUSH  
WITT &  
WILSON**



**8 Sydenham Court Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1JQ  
£249,000**

**A newly refurbished two bedroom purpose built second floor flat with south facing sun balcony and sea views, conveniently located in Bexhill town centre with underground parking, presented to an exceptional standard, VACANT POSSESSION, new kitchen and bathroom, gas central heating system, double glazed windows and doors, lift access, viewing comes highly recommended by RWW sole agents, council tax band C.**



**Communal Entrance Hallway**

With entry-phone system, stairs and lift to the second floor.

**Private Entrance Hall**

With entrance door, entry-phone hand set, two built in storage cupboards, double radiator.

**Living Room**

15'4" x 11'9" (4.69 x 3.59)

Windows overlook the southerly elevation with stunning sea views, door leads out to southerly facing sun balcony, double radiator.

**Kitchen**

9'3" x 7'6" (2.82 x 2.31)

Window to the front elevation with stunning sea views, newly fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl enamel sink unit with mixer tap, fridge /freezer, tiled splashbacks, concealed lighting, electric hob with built in oven and grill beneath, extractor canopy and light, cupboard housing the gas central heating and domestic hot water boiler.

**Bedroom One**

11'8" x 9'8" (3.56 x 2.96)

Window to the front elevation, double radiator.

**Bedroom Two**

11'9" x 9'3" (3.59 x 2.83)

Window to the front elevation with sea views, double radiator.

**Bathroom**

Newly fitted suite comprising walk in shower cubicle with rainfall shower head, hand/shower attachment, shower screen, wc with concealed cistern, wash hand basin with vanity unit beneath, heated towel rail, tiled walls.

**Lease and Maintenance**

Share of Freehold, remainder of 999 year lease. Maintenance is approx. £865 per six months which includes water rates.

As per the conditions of the Management Lease, applicants are not able to purchase on a Buy to Let basis.

**Agents Note**

None of the services or appliances mentioned in these sale

particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



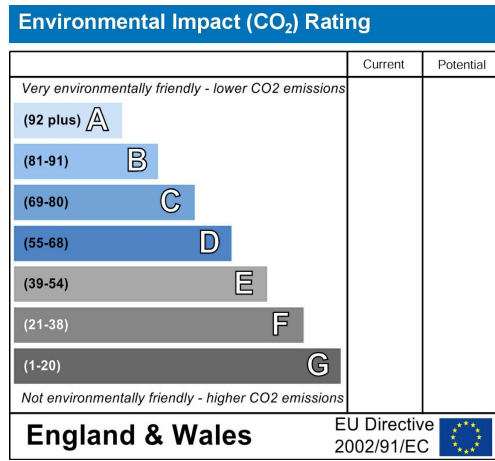
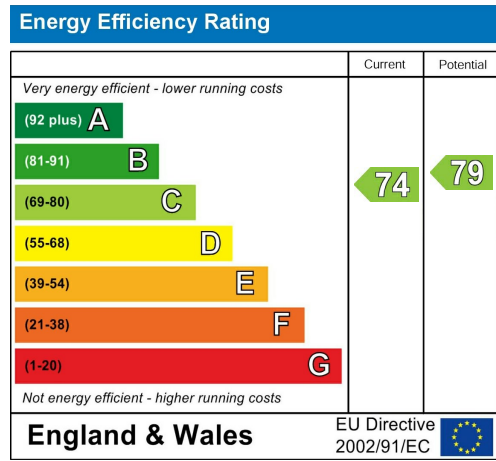
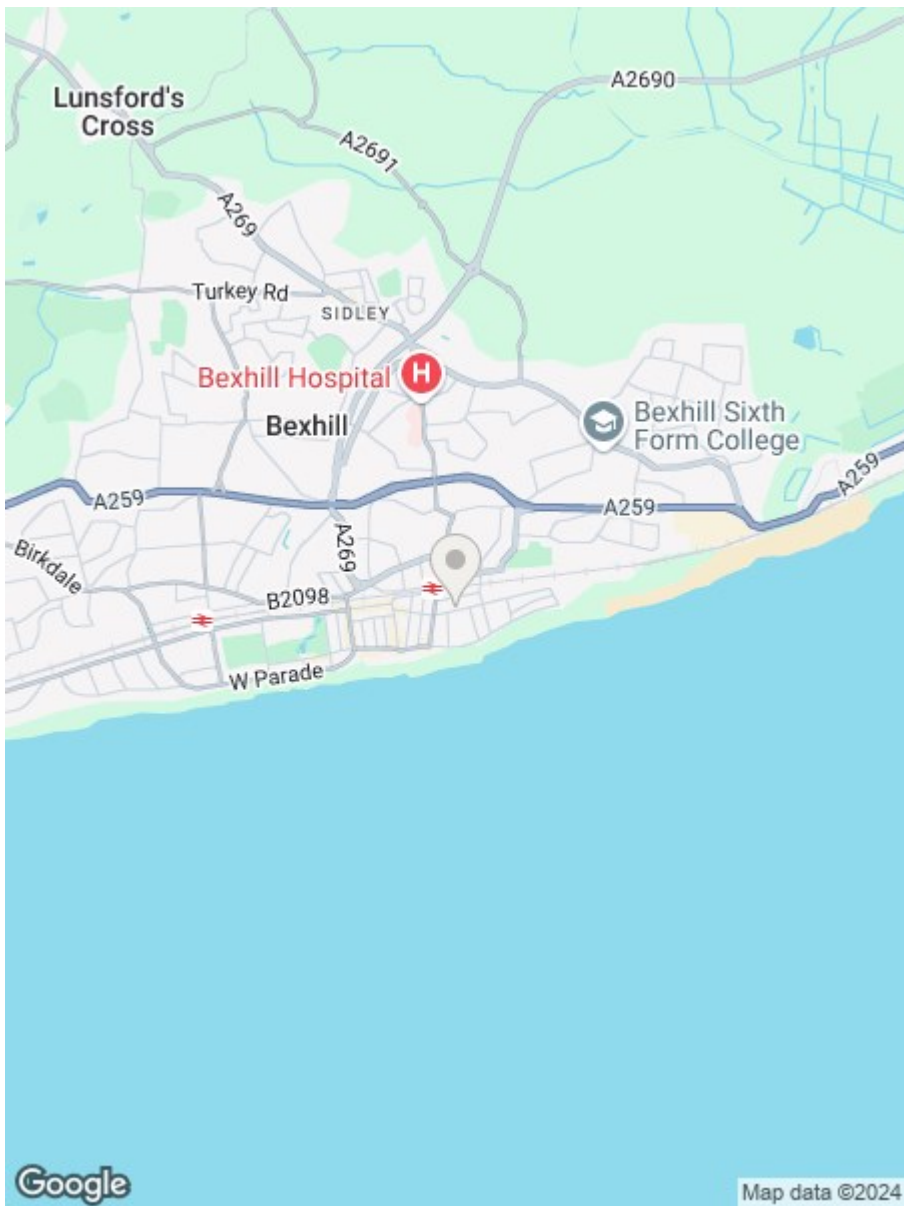
SECOND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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