

**RUSH
WITT &
WILSON**



**Flat 3, 59 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP
£195,000 Leasehold**

An extremely well presented two bedroom first floor apartment situated parallel to Bexhill seafront and with a short walking distance to Bexhill town centre with its wide range of amenities and Bexhill train station offering direct links to London, Victoria and Ashford International. Offering bright and spacious accommodation throughout the property comprises an entrance hallway, south facing living room, two double bedrooms, fitted kitchen/breakfast room, modern shower room suite and other internal benefits include double glazed windows and doors throughout and electric radiators. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents, Bexhill.



Communal Entrance Hallway

With stairs leading to the first floor.

Private Entrance Hallway

With stairs leading to the first floor.

Hallway

Velux window to the side elevation, additional steps leading to the second part of the landing with storage space available, access to loft space via loft hatch.

Living Room

9'4 x 15'8 (2.84m x 4.78m)

Double glazed window to the southerly elevation with stunning sea views, electric radiator.

Kitchen/Breakfast Room

10'6 x 13'8 (3.20m x 4.17m)

Fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, velux window to the rear elevation, double glazed window to the side, electric radiator, space for free standing cooker, space and plumbing for washing machine, space for under counter fridge and freezer, tiled splashbacks.

Bedroom One

12'8 x 14'2 (3.86m x 4.32m)

Double glazed window to the rear elevation with stunning views across gardens and Bexhill, electric radiator.

Bedroom Two

9'10 x 11'3 (3.00m x 3.43m)

Double glaze window to the southerly elevation with beautiful sea views, electric radiator.

Shower Room

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, large walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, heated towel rail, part tiled walls and obscure window to the side elevation.

Lease & Maintenance

The vendor has advised us that the apartment is Leasehold with 934 years remaining and that the maintenance is as and when work is needed.

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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

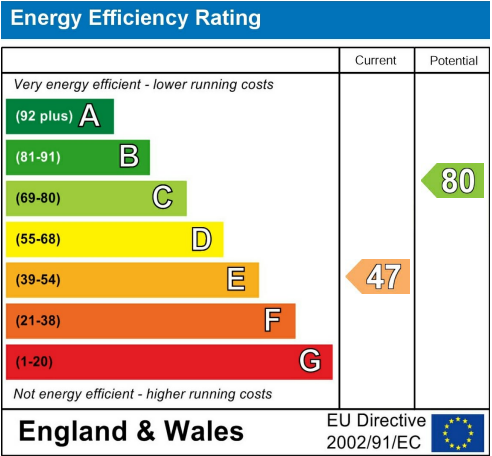
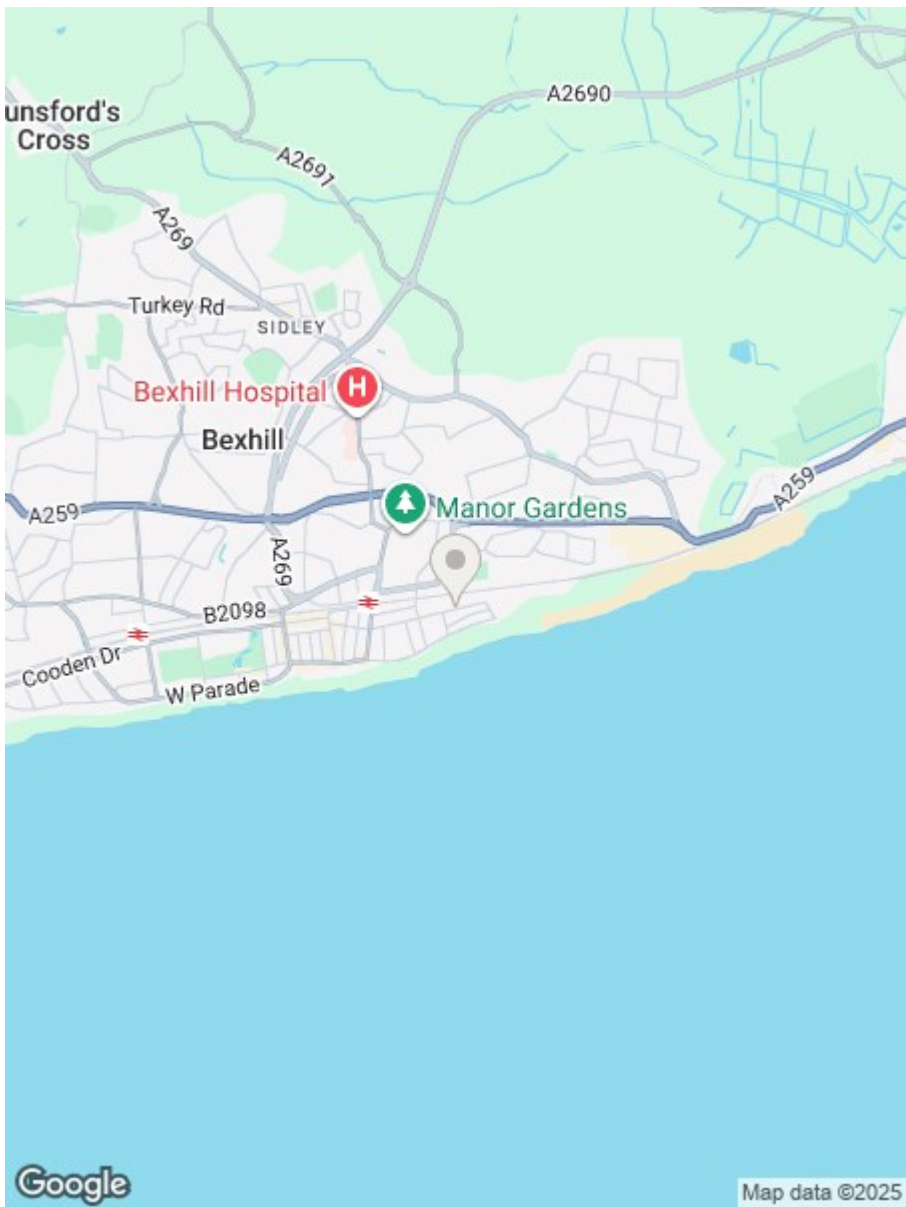


TOP FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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