

**RUSH
WITT &
WILSON**



Flat 5, 3 Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QB
Offers In Excess Of £165,000

A beautifully presented two bedroom top floor apartment, situated in this sought after town centre location offering bright and spacious accommodation throughout, share of freehold. The property comprises living room, fitted kitchen, two double bedrooms and a bathroom. Other internal benefits include electric heating throughout and double glazed windows and doors. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hallway

With stairs leading to the first floor.

Private Entrance Hallway

Entrance door, storage space.

Living Room

15'2 x 13'8 (4.62m x 4.17m)

Double glazed window to the front elevation, access to loft space, radiator.

Kitchen

12' x 5'8 (3.66m x 1.73m)

Fitted kitchen with a range of matching wall and base level units, straight edge laminate worktop surfaces, single drainer and mixer tap, integrated electric oven, four ring electric oven with extractor canopy above, space and plumbing for dishwasher and washing machine, tiled splashbacks, breakfast bar, double glazed window to the side elevation.

Bedroom One

13'1 x 13'1 (3.99m x 3.99m)

Double glazed window to the front elevation, radiator.

Bedroom Two

13'1 x 9'7 (3.99m x 2.92m)

Velux window to the side elevation, radiator.

Bathroom

Suite comprising wc with low level flush, pedestal mounted was hand basin and mixer tap, panelled bath with chrome hot and cold tap, airing cupboard, obscured double glazed window to the side elevation, tiled splashbacks.

Lease & Maintenance

The apartment comes with a Share of Freehold, Lease is 999 years from 1965, the maintenance is approximately £85 per month.

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.

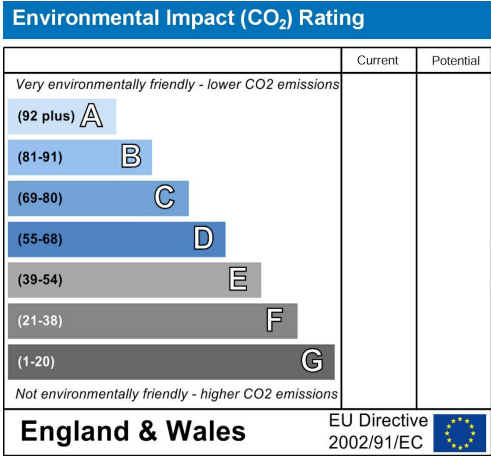
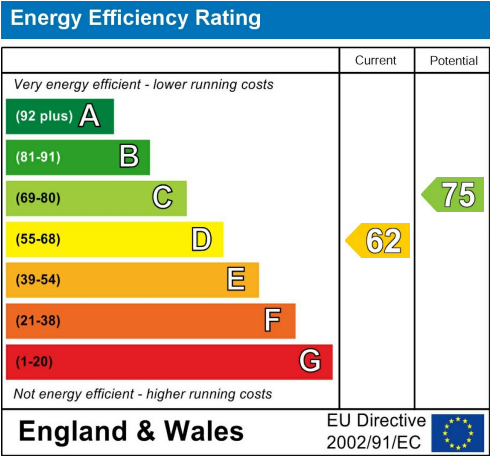
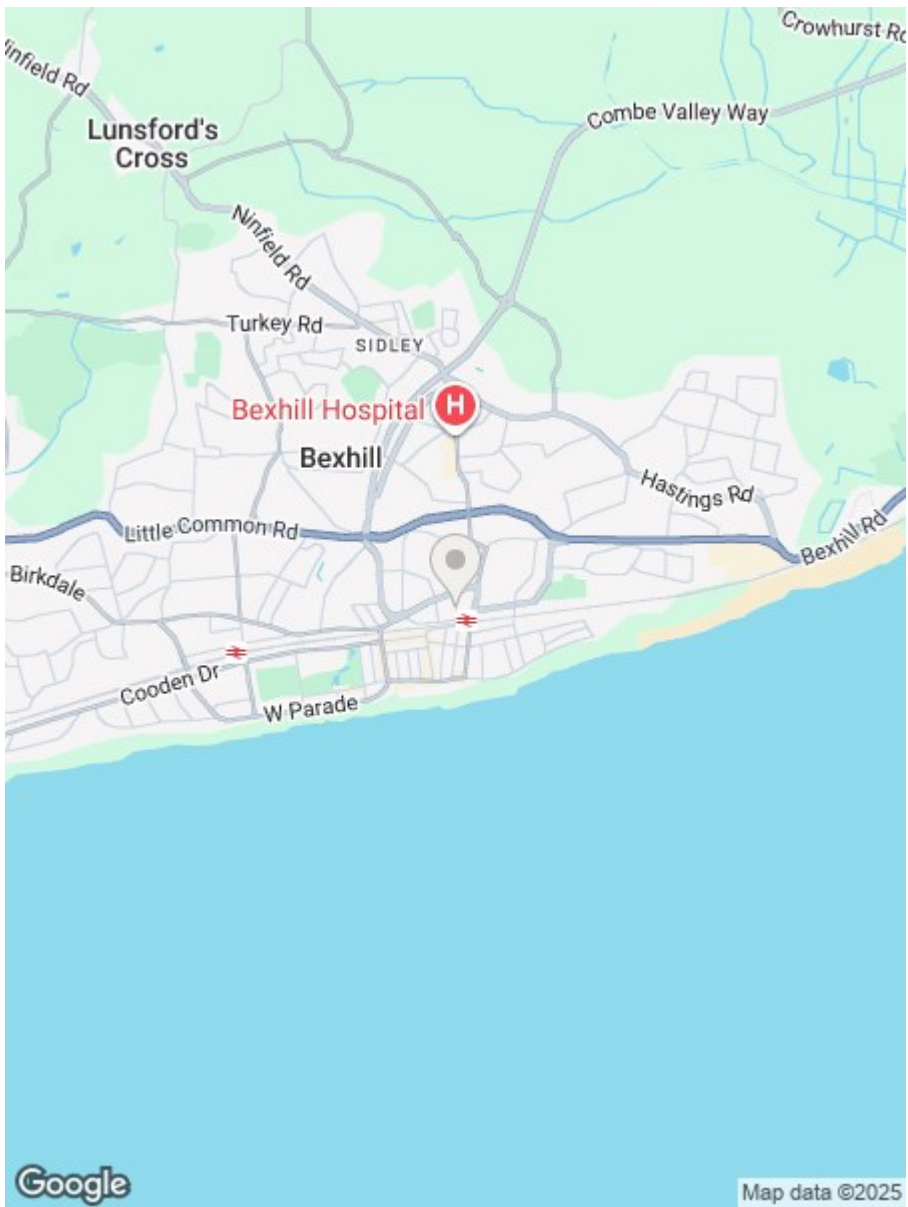


2ND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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