

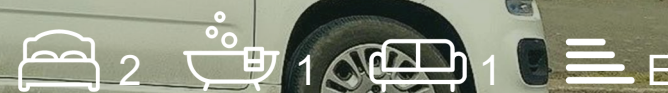
# Abbott & Abbott

Estate Agents, Valuers and Lettings



Flat 3, 59 Cantelupe Road, Bexhill-On-Sea, TN40 1PP

£210,000









£210,000

# Flat 3, 59 Cantelupe Road

Bexhill-On-Sea, TN40 1PP

- Charming second floor flat of character with glimpses of the sea and over the town.
- South-facing lounge with sea glimpses
- Split-level landing
- Only yards from the seafront
- Two bedrooms
- Good size, double aspect, kitchen/breakfast room
- Stylish, recently installed electric radiators
- Excellent first time purchase

Abbott & Abbott Estate Agents offer for sale this charming second (top) floor flat of character, part of a conversion from a substantial Edwardian mid-terrace house, situated in a quiet and most attractive location, just a few hundred yards from the seafront and less than a mile from the town centre shops and services. The property provides two good size bedrooms, a south-facing lounge, a double aspect kitchen and modern shower room. Stylish electric radiators have recently been installed and there are uPVC double glazed and Velux windows. The south-facing rooms benefit from glimpses of the sea and there are views over the town from the rear bedroom.

This is an excellent property, an ideal first time purchase.



## Communal Entrance Hall

## Split-Level Landing

**Lounge** 15'2 x 9'3 (4.62m x 2.82m)

**Kitchen/Breakfast Room**  
13'9 max x 10'5 max (4.19m max x 3.18m max)

**Bedroom One**  
12'8 x 11'4 plus dormer window (3.86m x 3.45m plus dormer window)

**Bedroom Two** 11'4 x 9'4 (3.45m x 2.84m)

## Shower Room

**Lease - 999 years from June 1960**

**Maintenance - 1/3rd share of expenditure**

**Council Tax Band - A (Rother District Council)**

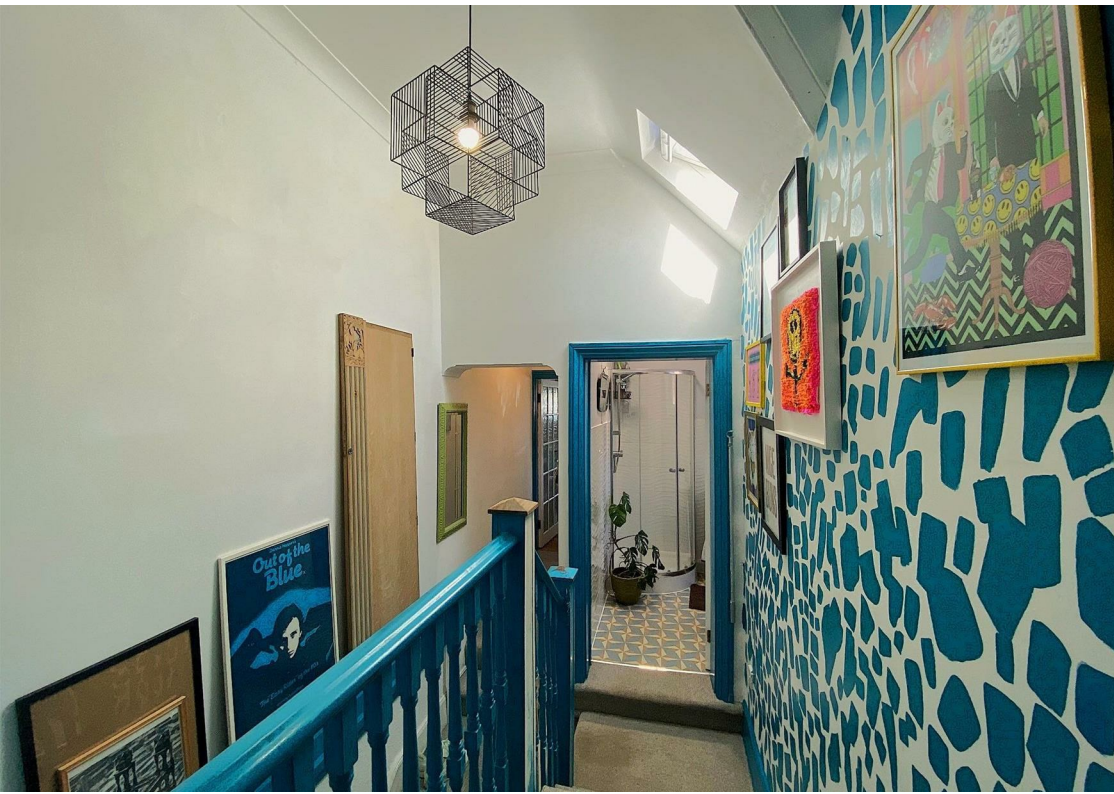
**EPC Rating - E**





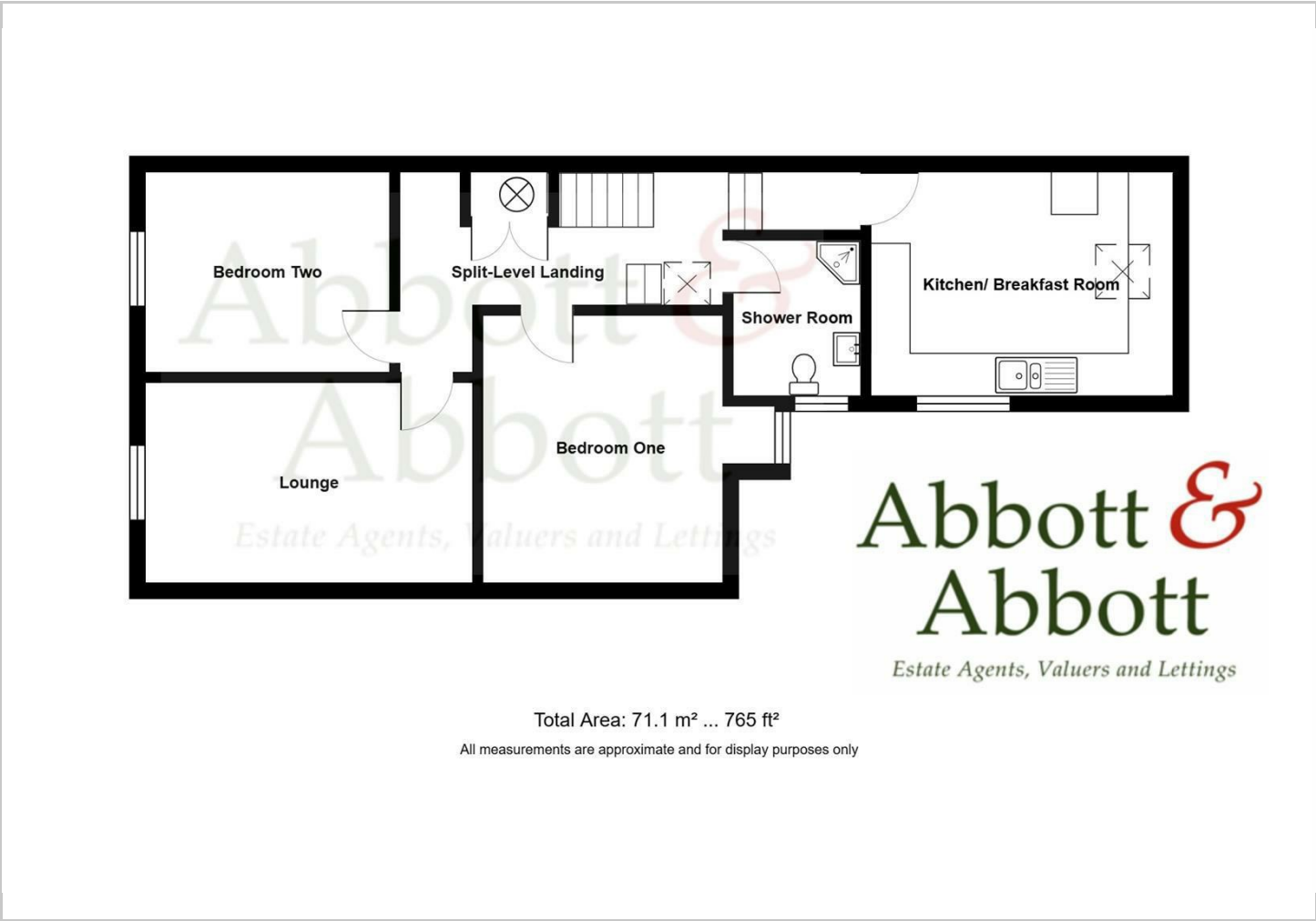








Floor Plans

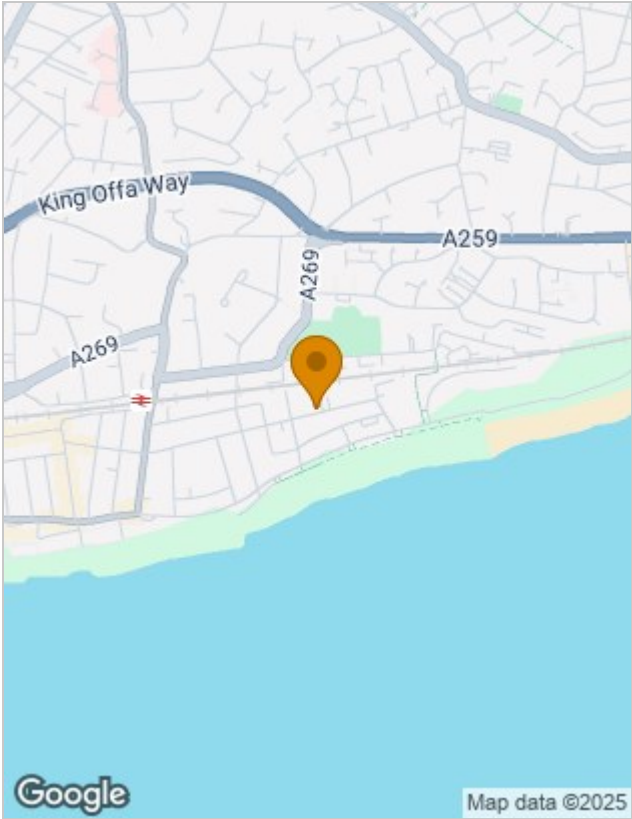


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

