

**RUSH
WITT &
WILSON**



**Flat 4, 57 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP
Offers In Excess Of £165,000 Leasehold**

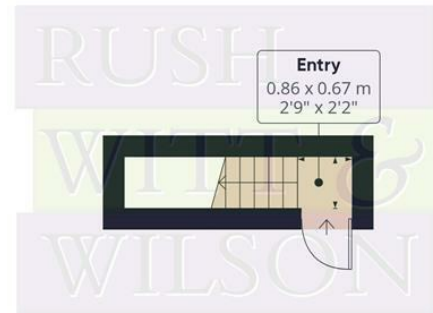
About the property

A stunning, large one bedroom apartment, adjacent to the seafront, comprising entrance hallway, large living room with two sets of double glazed window to the southerly aspect, with sea views, fitted kitchen, large double bedroom and modern bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors, and ample storage throughout.

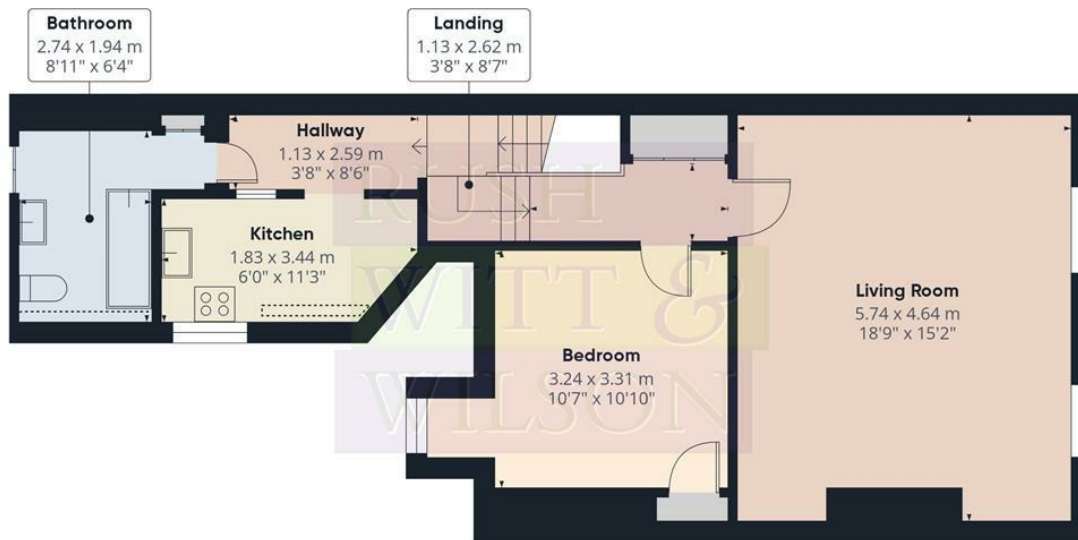
The property comes situated within a stones throw of Bexhill Seafront, and within short walking distance to Bexhill Train Station, with direct links to London Victoria, Gatwick Airport & Ashford International, and Bexhill Town Centre, which offers a wide range of local amenities.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.





Floor 0



Floor 1

Approximate total area^m

62.2 m²
670 ft²

Reduced headroom

0.7 m²
8 ft²

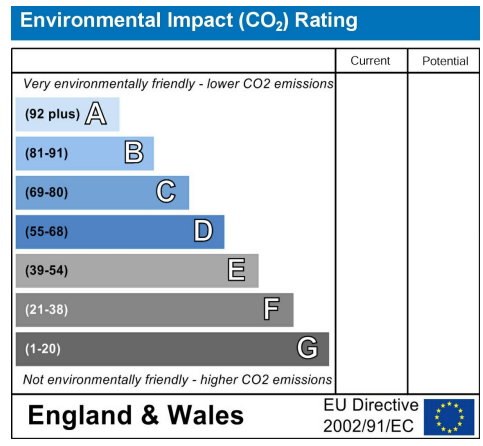
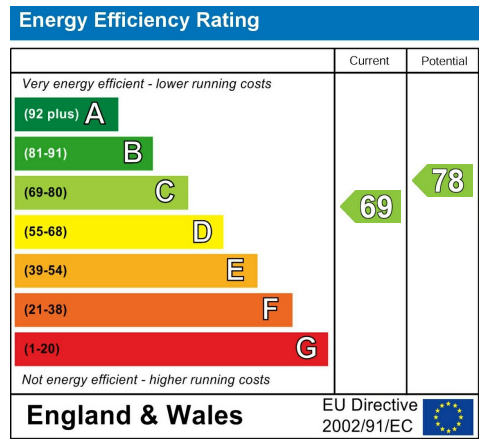
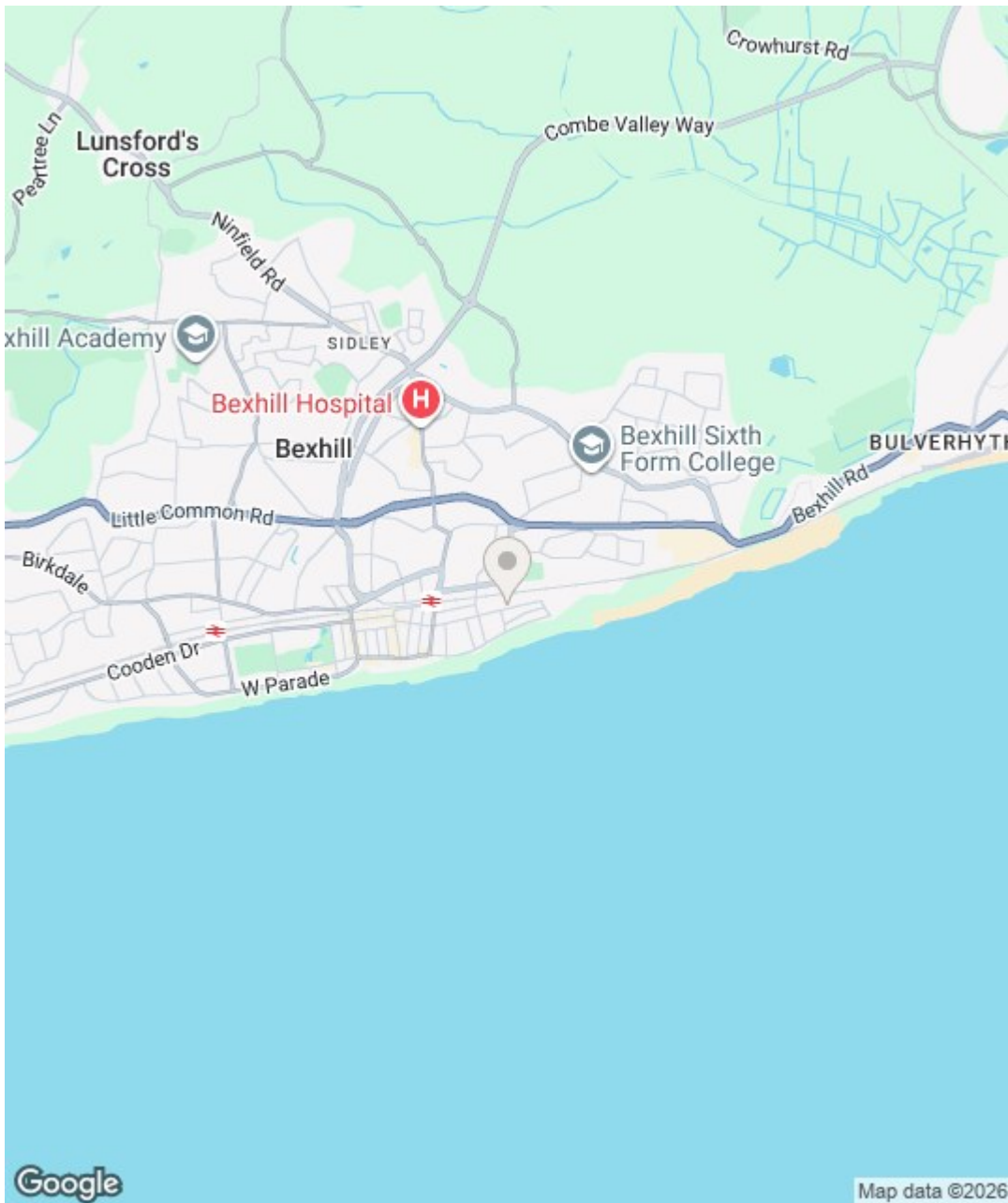
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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