Abbott & Abbott

Estate Agents, Valuers and Lettings



18 Bellview Court Cranfield Road, Bexhill-On-Sea, TN40 1QG

£135,000

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- PURPOSE BUILT RETIREMENT FLAT
- LIVING ROOM WITH PRIVATE BALCONY
- BEDROOM
- RESIDENTS CAR PARK & ATTRACTIVE COMMUNAL GARDENS
- CLOSE TOWN CENTRE
- FIRST FLOOR - PASSENGER LIFT
- KITCHEN WITH APPLIANCES
- SHOWER ROOM
- COMMUNAL FACILITIES - LAUNDRY, HOUSE MANAGER, RESIDENT'S LOUNGE, ETC
- NO CHAIN

Offered for sale with no onward chain, a bright, attractive and well planned first floor retirement flat, served by a lift and specifically for the over 60's, offering easily maintained accommodation which includes a 19' lounge leading to a balcony, kitchen with integrated AEG appliances, bedroom with built in wardrobe and shower room. Electric heating is installed and there are uPVC double glazed windows. The block itself features an on-site house manager, backed by a 24 hour support system, with each room in the property having an emergency pull contact to the house manager, a large resident's lounge, and laundry, the cost of which is included in the maintenance charge. There is also a guest suite.

The block is one of the most centrally located retirement developments, only a few hundred yards from the main town centre shopping streets, the station and the seafront.

Our selection of photos include AI-generated photos of the lounge and bedroom. Please note these photos are for guidance only and purchasers should satisfy themselves that their own fixtures, fittings, and furniture will fit these rooms





COMMUNAL ENTRANCE HALL	
ENTRANCE HALL	
LIVING ROOM	19'0" x 10'5" (5.8 x 3.2)
BALCONY	
KITCHEN	6'10" x 5'6" (2.1 x 1.7)
BEDROOM	15'5" x 8'10" (4.7 x 2.7)
SHOWER ROOM	
RESIDENTS CAR PARK	
COMMUNAL GARDENS	
COMMUNAL FACILITIES	
LEASE - 105 YEARS	
GROUND RENT - £425	
SERVICE CHARGE - £3000 PA	



COUNCIL TAX BAND: B (ROTHER DISTRICT COUNCIL)

EPC RATING: B

AI PHOTO NOTE













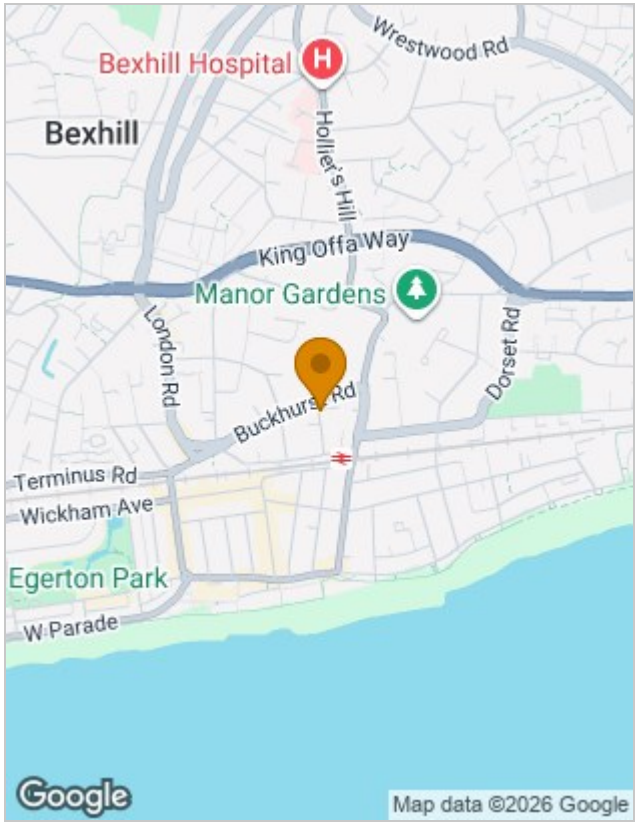

Fire action

Floor Plans

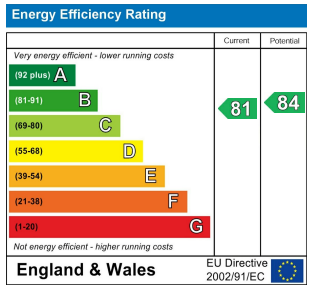


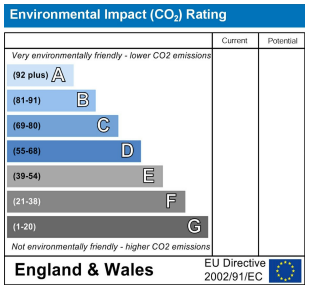
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Location Map



Energy Performance Graph





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.

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