Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£129,950

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Bexhill-On-Sea, TN40 1QG

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- Excellent second floor retirement flat, served by lift, specifically for the over-60's
- Good size lounge with access to balcony
- Contemporary shower room
- Many communal facilities including resident's lounge, laundry and house manager
- Most convenient town centre location near shops, railway station and seafront
- One bedroom with wardrobe
- Kitchen with electric oven & hob
- Electric heating & uPVC double glazing
- Attractive communal gardens
- No onward chain

Abbott & Abbott Estate Agents offer for sale, specifically for the over 60's and with no onward chain, an attractive and well planned second floor retirement flat, served by a lift and offering easily maintained accommodation which includes a 19' lounge leading to a balcony, kitchen with integrated appliances, bedroom with built in wardrobe and shower room with contemporary suite. Electric radiators are 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.





Communal Entrance Hall/Resident's Lounge

Entrance Hall

Lounge 19'7 x 10'10 (5.97m x 3.30m)

Balcony 6'3 x 3'2 (1.91m x 0.97m)

Kitchen 7'6 x 7' (2.29m x 2.13m)

Bedroom 13'7 plus recess x 9' (4.14m plus recess x 2.74m)

Shower Room

Communal Gardens

Resident's Car Park

Communal Facilities

Lease: 125 years from December 2006

Service Charge & Ground Rent: To be advised



Council Tax Band: B (Rother District Council)

EPC Rating: B













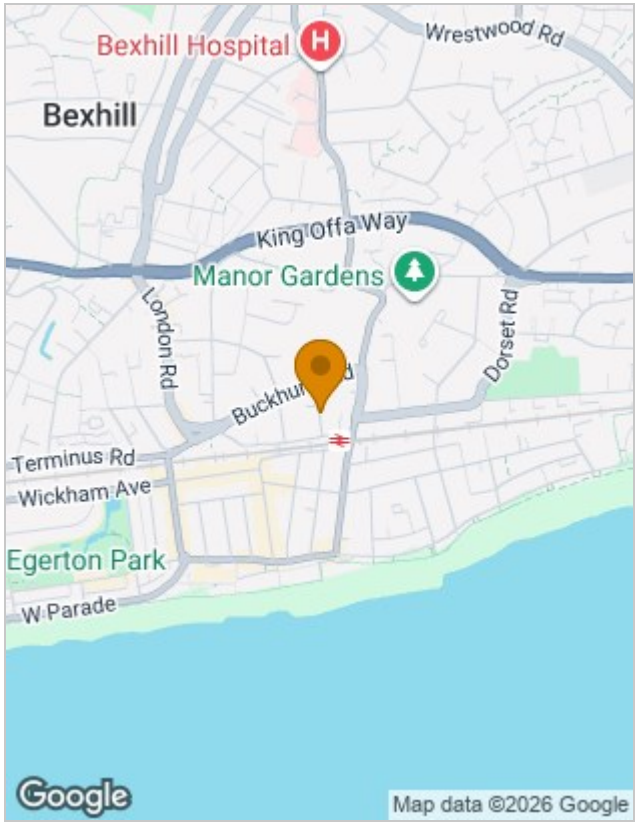
Floor Plans



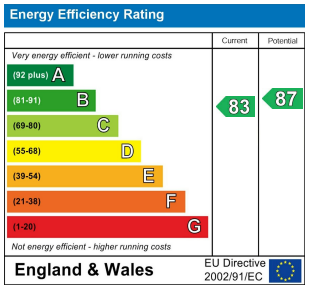
Total Area: 48.6 m² ... 523 ft²

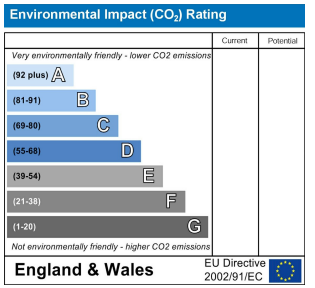
All measurements are approximate and for display purposes only

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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