







PCM
ESTATE AGENTS

1 Sydenham Court, Cantelupe Road, Bexhill-On-Sea, TN40 1JQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £230,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented and RECENTLY UPDATED TWO BEDROOMED GROUND FLOOR APARTMEMT with BALCONY and ALLOCATED PARKING.

The property has modern comforts including gas fired central heating, double glazing and a a HEALTHY LENGTH LEASE. Located on the GROUND FLOOR and offering well-presented accommodation comprising an entrance hall, LOUNGE-DINER, TWO DOUBLE BEDROOMS, MODERN KITCHEN & BATHROOM and a BALCONY.

Located in the heart of Bexhill town centre, just a short stroll away from the stunning Bexhill seafront, De La Warr Pavilion, mainline railway station and the vast range of amenities located in the town.

Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR
Leading to communal entrance hall, private front door to:

ENTRANCE HALL
Wall mounted entry phone system, radiator, storage cupboard, door to:

LOUNGE-DINER
15'2 max x 10'7 max (4.62m max x 3.23m max)
Double glazed windows to front aspect, door to balcony, television point, radiator, serving hatch through to kitchen.

BALCONY
Space for bistro style table and chairs.

KITCHEN
10'7 x 7';8 (3.23m x 2.13m;2.44m)
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, tiled splashbacks, serving hatch through to lounge-diner, inset drainer-sink unit with mixer tap, electric hob with oven below and extractor over, integrated fridge freezer and washing machine, wall mounted cupboard concealed boiler, breakfast bar seating area, double glazed window to side aspect.

BEDROOM ONE
13'6 max x 9'3 (4.11m max x 2.82m)
Radiator, double glazed window to side aspect.

BEDROOM TWO
10'6 x 8'7 (3.20m x 2.62m)
Radiator, double glazed window to side aspect.

BATHROOM
Modern and comprising a panelled bath with mixer tap, electric shower over bath with glass shower screen, vanity enclosed wash hand basin with storage set beneath, dual flush low level wc, ladder style heated towel rail, part tiled walls, extractor fan for ventilation.

OUTSIDE
The property has the benefit of an allocated parking space and access to communal gardens.

TENURE
We have been advised of the following by the vendor:
Lease: 999 years from 1980, approximately 955 years remaining.
Service Charge: Approximately £915 p/6 months including ground rent, water and buildings insurance.
Letting: Not Allowed

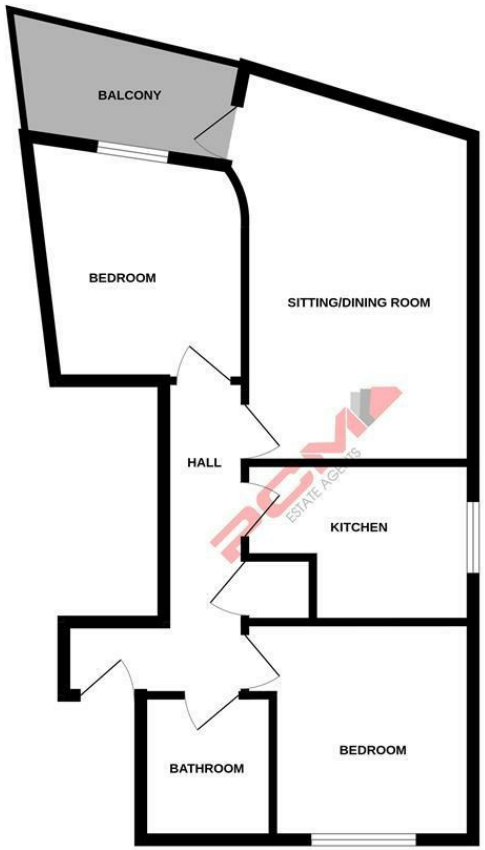
Council Tax Band: B





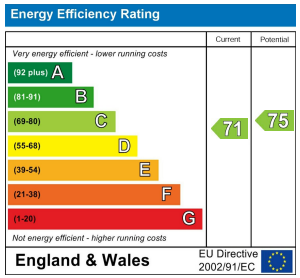


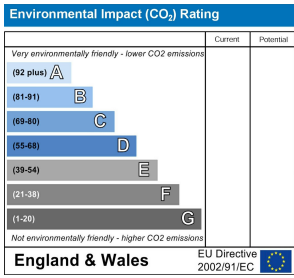




TOTAL FLOOR AREA : 568 sq.ft. (52.7 sq.m.) approx.

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.
Made with Metropix ©2024





PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.