

**RUSH  
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WILSON**



**Ground Floor Flat, 81 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP  
Guide Price £240,000 Leasehold**

**A beautifully presented two/three bedroom ground floor apartment, situated within a stones throw of Bexhill seafront and within close proximity to Bexhill town centre and train station. Offering bright and spacious accommodation throughout, the property comprises, large living room, stunning modern fitted kitchen/breakfast room, two double bedrooms with an additional study which can be utilised as a third bedroom, entrance porch, large entrance hallway, separate wc and modern shower room suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts private front and rear gardens with driveway providing off road parking for multiple vehicles.**

**\*Property is offered for sale through the modern method of auction which is operated by iamsold limited.\***



### **Entrance Porch**

Entrance door through to:

### **Entrance Hallway**

Double radiator, large understairs storage cupboard, doors off to the following:

### **Living Room**

19'2 x 14'1 (5.84m x 4.29m)

Double glazed French doors with views and access onto the rear garden, double radiator, featured fireplace.

### **Kitchen/Breakfast Room**

21'8 x 12'10 (6.60m x 3.91m)

Modern fitted kitchen with a range of matching wall and base level units, wood straight edge worktop surfaces, sink with side drainer and mixer tap, integral electric oven, integral microwave, four ring electric hob with extractor canopy above, space and plumbing for dishwasher, space for freestanding fridge/freezer, space and plumbing for washing machine, pantry cupboard, additional sink with mixer tap, double glazed windows and doors with views and access onto the rear garden.

### **Bedroom One**

17' x 13'10 (5.18m x 4.22m)

Dual aspect double glazed bay window and additional window to the front elevation, built in wardrobe cupboard with mirrored sliding doors, double radiator.

### **Bedroom Two**

18'2 x 8'8 (5.54m x 2.64m)

Double glazed windows to the front elevation, double radiator.

### **Study Room**

8'8 x 6'6 (2.64m x 1.98m)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

### **Cloakroom/WC**

Suite comprising low level wc, wash hand basin, obscure double glazed window to the side elevation.

### **Shower Room**

Modern suite comprising low level wc, wash hand basin with mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and

chrome shower head, part tiled walls, chrome heated towel rail.

### **Outside**

#### **Front Garden**

Driveway providing off road parking for a number of vehicles, private front garden which is mainly laid to lawn.

#### **Private Rear Garden**

Patio area suitable for alfresco dining and entertaining, stunning lawn area which comes enclosed to all sides with fencing offering privacy and seclusion, various timber framed storage sheds, side access.

### **Tenure**

#### **Lease**

There are 932 years remaining on the lease.

#### **Service Charge**

We have been advised that the ground rent is peppercorn and the vendor is currently paying £600 per year, this is to cover building insurance and minor repairs.

#### **Agents Note**

Council Tax Band - B

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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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.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

#### **Auctioneer Comments**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



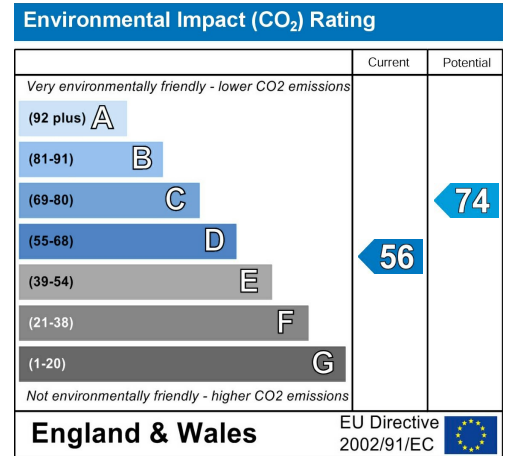
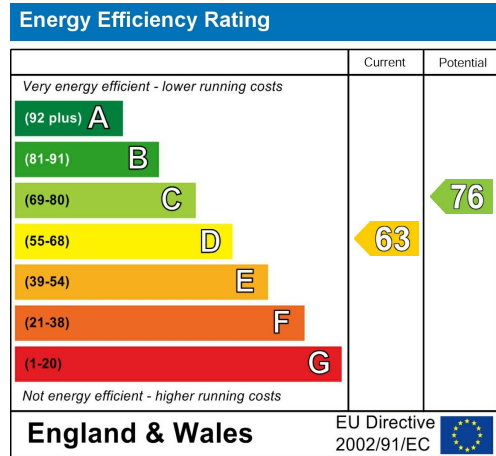
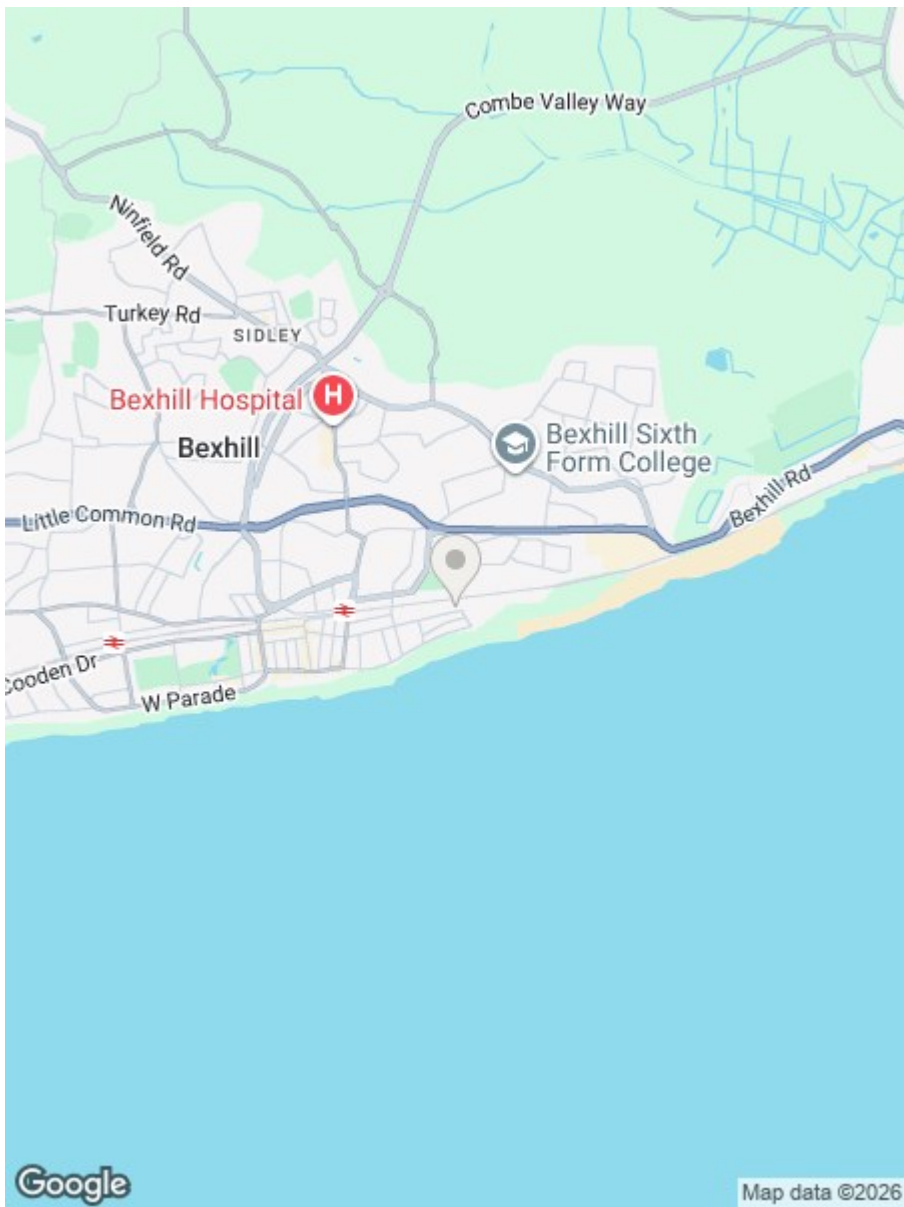
GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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.

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