



Cantelupe Road
Bexhill-On-Sea, TN40 1PP

£190,000 Leasehold

Wyatt
Hughes
Residential Sales

Cantelupe Road, Bexhill-On-Sea, TN40 1PP

A bright and deceptively spacious TWO BEDROOM second floor apartment, ideally situated in a convenient Bexhill location on Canterloupe Road. This well-presented home offers generous accommodation throughout, enjoying a modern fitted kitchen/breakfast room, stylish shower room and a bright living room with far-reaching views towards the sea.

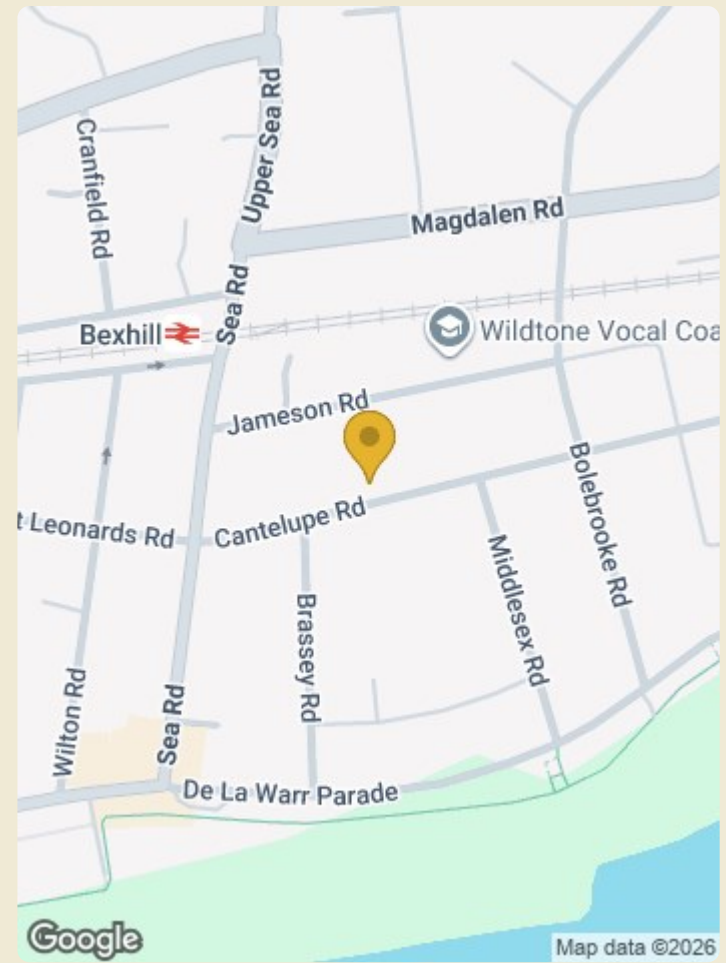
The property benefits from two bedrooms, including a particularly spacious principal bedroom, whilst the welcoming landing area provides access to all rooms. The kitchen/breakfast room offers ample worktop and storage space, making it ideal for day-to-day living and entertaining alike.

Further benefits include modern electric heating, double glazing, character features and attractive rooftop views across Bexhill towards the coastline. The property would make an ideal first-time purchase, investment or seaside home.

Conveniently located within easy reach of Bexhill town centre, the seafront, local shops, cafes, mainline railway station and other local amenities.

- TWO BEDROOM SECOND FLOOR APARTMENT
- 930 YEAR LEASE WITH £0 GROUND RENT
- SERVICED CHARGE AD-HOC BASIS(NO MAJOR UPCOMING WORKS)
- MODERN KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- EPC E
- FAR-REACHING ROOFTOP & SEA VIEWS
- COUNCIL TAX A
- CONVENIENT BEXHILL LOCATION
- APPROXIMATELY 707 SQ.FT.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		47	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

