

**RUSH
WITT &
WILSON**



**57 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP
Offers In Excess Of £210,000 Leasehold**

About this property

A stunning ground floor garden apartment, comprising, large entrance hallway, large living room, two double bedroom, modern fitted kitchen, modern bathroom suite and dining room. Other internal benefits include gas central heating system and double glazed windows and doors.

The lease will be extended on completion

Externally, the property boasts a private, low maintenance beached rear garden, enclosed to all sides.

The property comes situated within a stones throw of Bexhill Seafront, and within short walking distance to Bexhill Train Station, with direct links to London Victoria, Gatwick Airport & Ashford International, and Bexhill Town Centre, which offers a wide range of local amenities.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



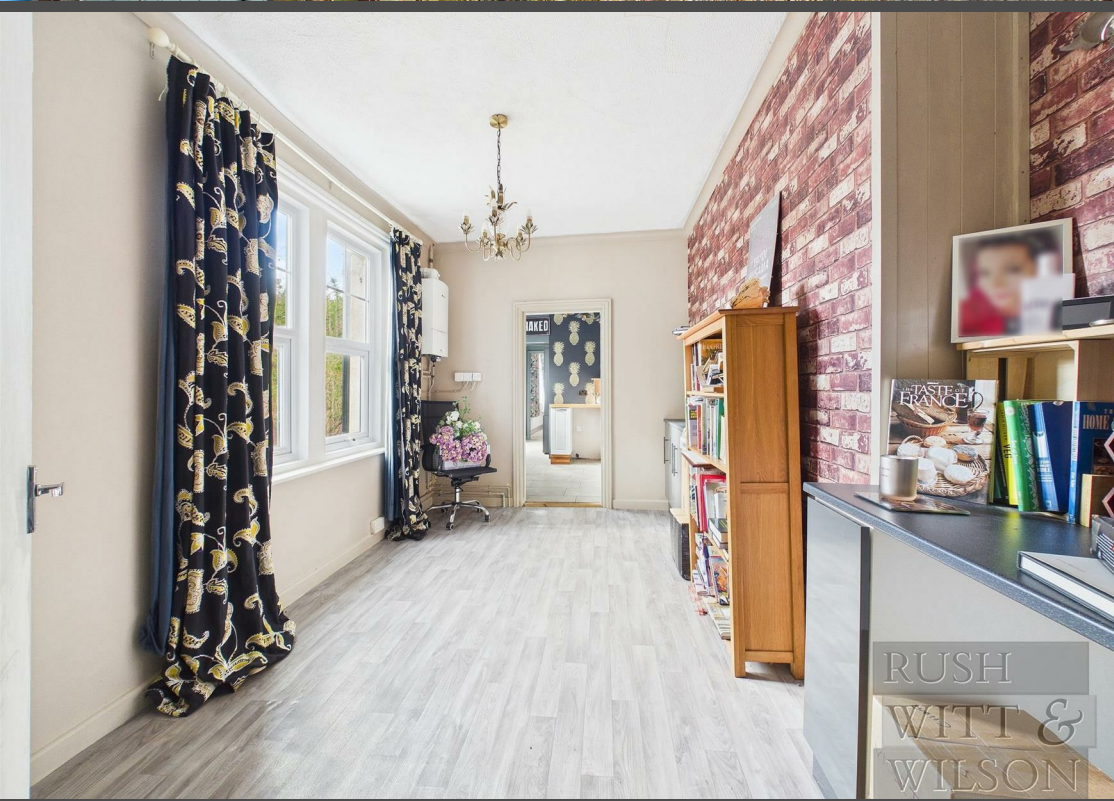




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Approximate total area⁽¹⁾

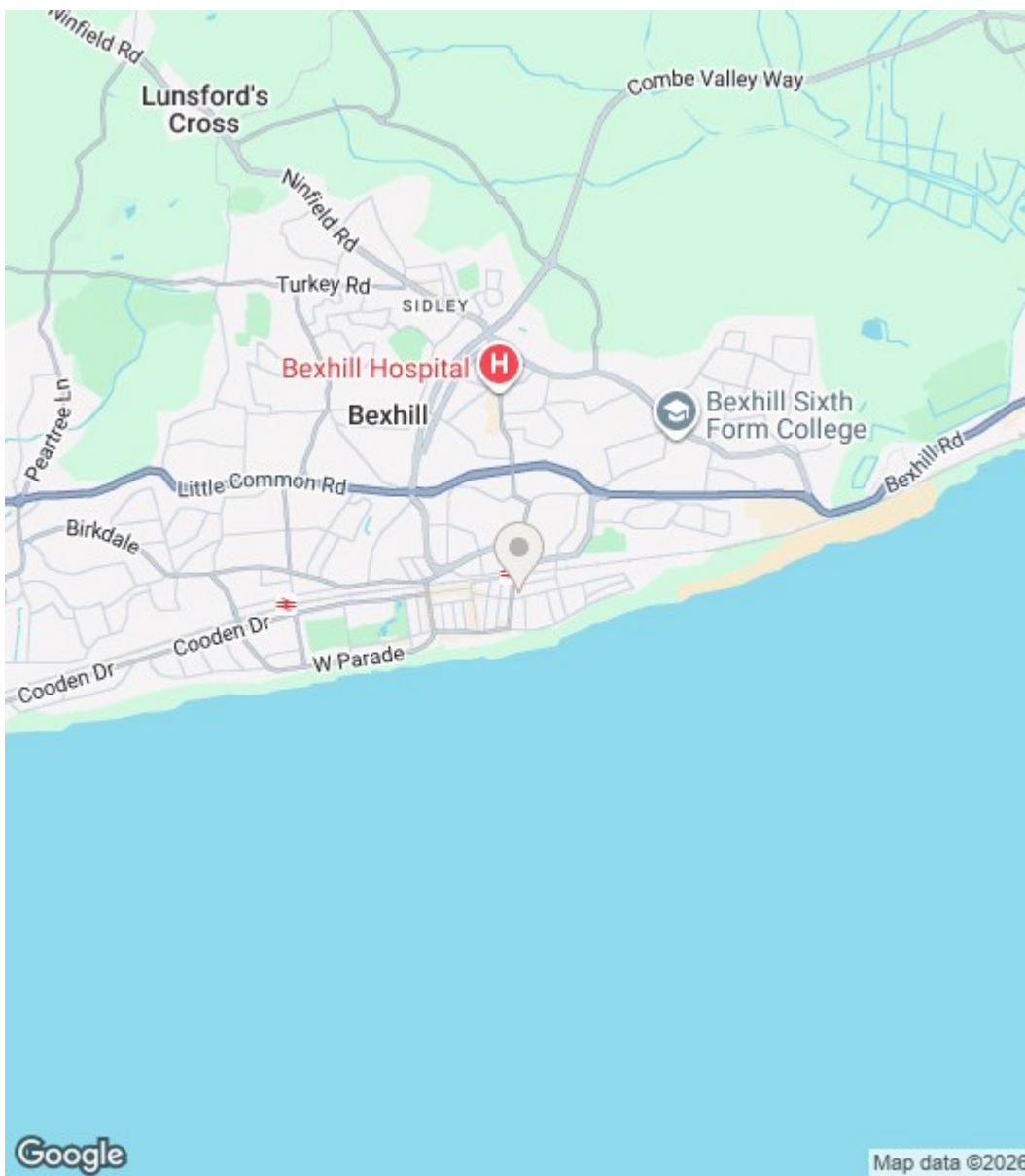
82.5 m²
887 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 61 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

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

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:

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