

RUSH  
WITT &  
WILSON



**81 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP**  
**£295,000 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. Viewings come highly recommended by Rush Witt & Wilson sole agents.



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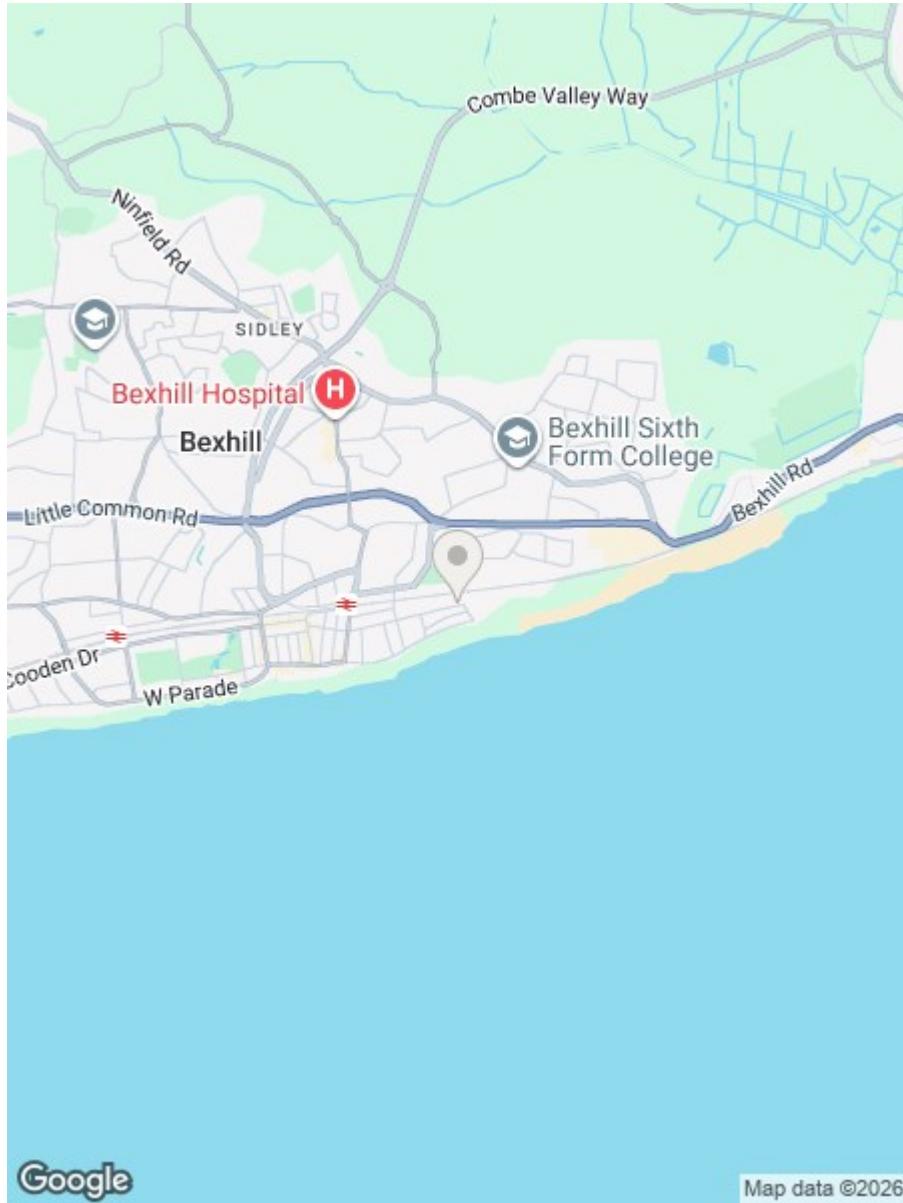
GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC