

**RUSH
WITT &
WILSON**



**67a Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP
£285,000 Share of Freehold**

A beautifully presented, large one bedroom ground floor apartment, situated within short distance to Bexhill seafront, Bexhill Town Centre and train station with direct links to London Victoria, Gatwick Airport, Brighton and Ashford International. Offering bright and spacious accommodation throughout, the property comprises, bay fronted living room, large double bedroom, a beautiful kitchen/breakfast room and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors. The property has many original features and character throughout including bay window seating and herringbone flooring. Externally the property boasts private front and rear gardens and off road parking to the rear of the property, Viewing comes highly recommended by RWW, sole agents.



Entrance Hallway

With entrance door, large storage cupboard, wall panelling.

Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin , panelled bath with chrome controls, chrome hand/shower attachment, two obscured glazed window to the front elevation, additional window to the side, double radiator.

Kitchen/Breakfast Room

15'4 x 9'11 (4.67m x 3.02m)

Fitted kitchen with matching wall and base level units with laminate straight edge worktop surfaces, large sink with drainer and mixer tap, space for freestanding cooker, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge and freezer, larder cupboards, understairs storage cupboard, herringbone flooring, sliding door leading into the front porch.

Living Room

18'7 x 13'3 (5.66m x 4.04m)

Double glazed bay window to the front elevation with window seat, feature fireplace, double radiator, herringbone flooring.

Bedroom

15'5 x 12'2 (4.70m x 3.71m)

Double glazed French doors giving access onto the private rear garden, radiator, herringbone flooring.

Front Porch

With windows and doors overlooking the private front garden, tiled flooring.

Outside

Front Garden

Private front garden, enclosed with picket fencing, gated entrance, tiled path leading to the front entrance with the rest being mainly laid to lawn.

Rear Garden

Private rear garden with patio areas suitable for alfresco dining, area of lawn, timber framed shed, timber framed summerhouse, gated access to the rear parking space, enclosed to all sides.

Off Road Parking

Can be found to the rear of the property.

Lease and Maintenance

Share of Freehold. Remainder of 999 year lease. Maintenance as and when required.

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.

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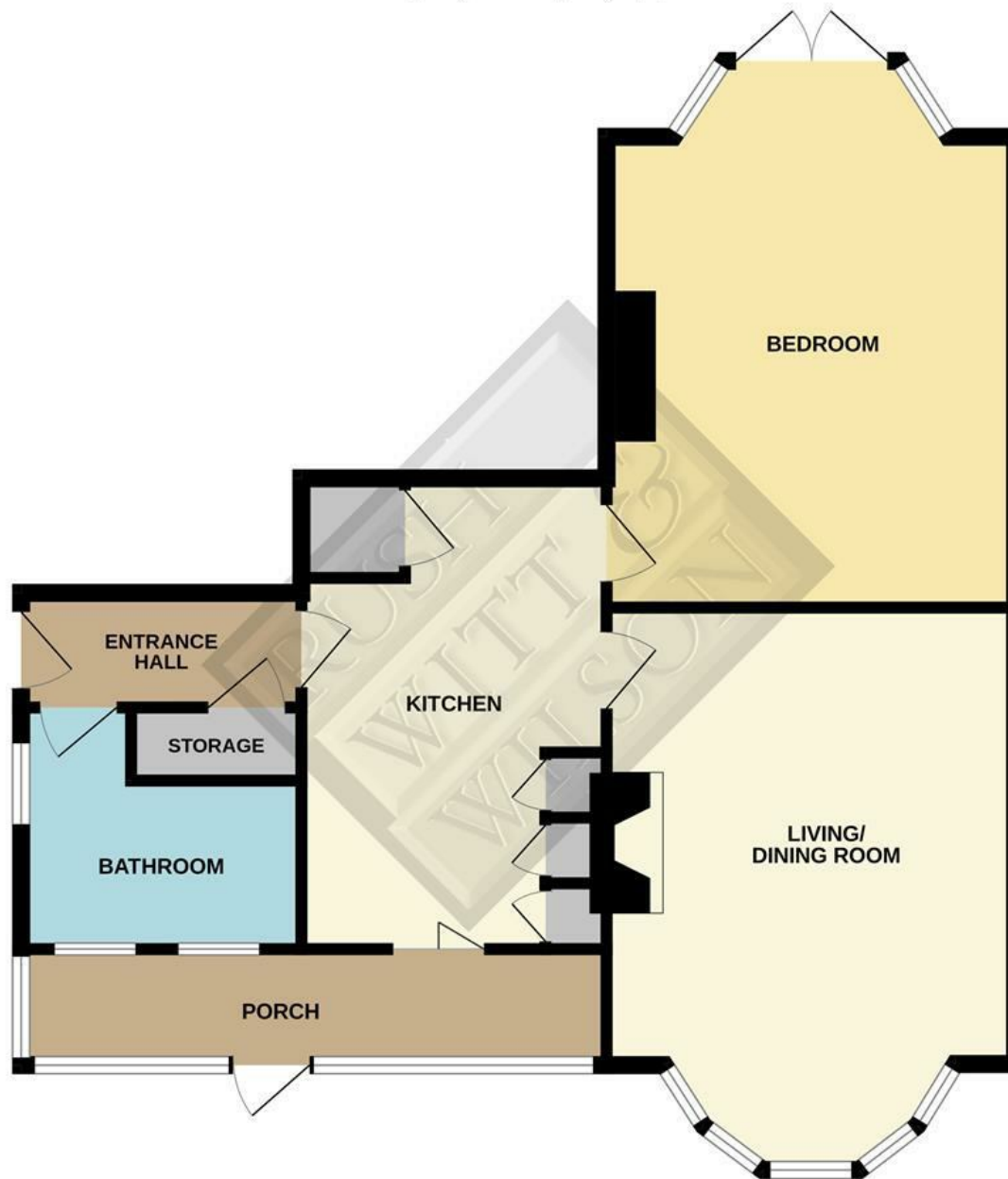
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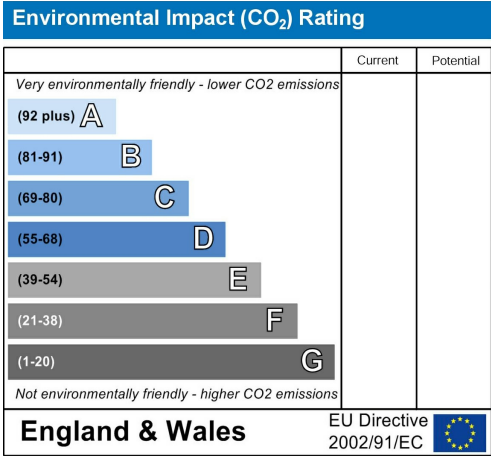
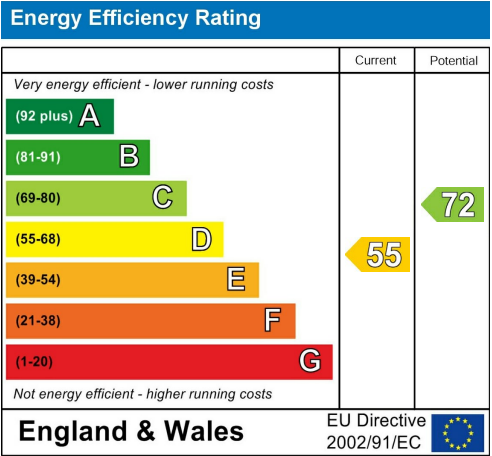
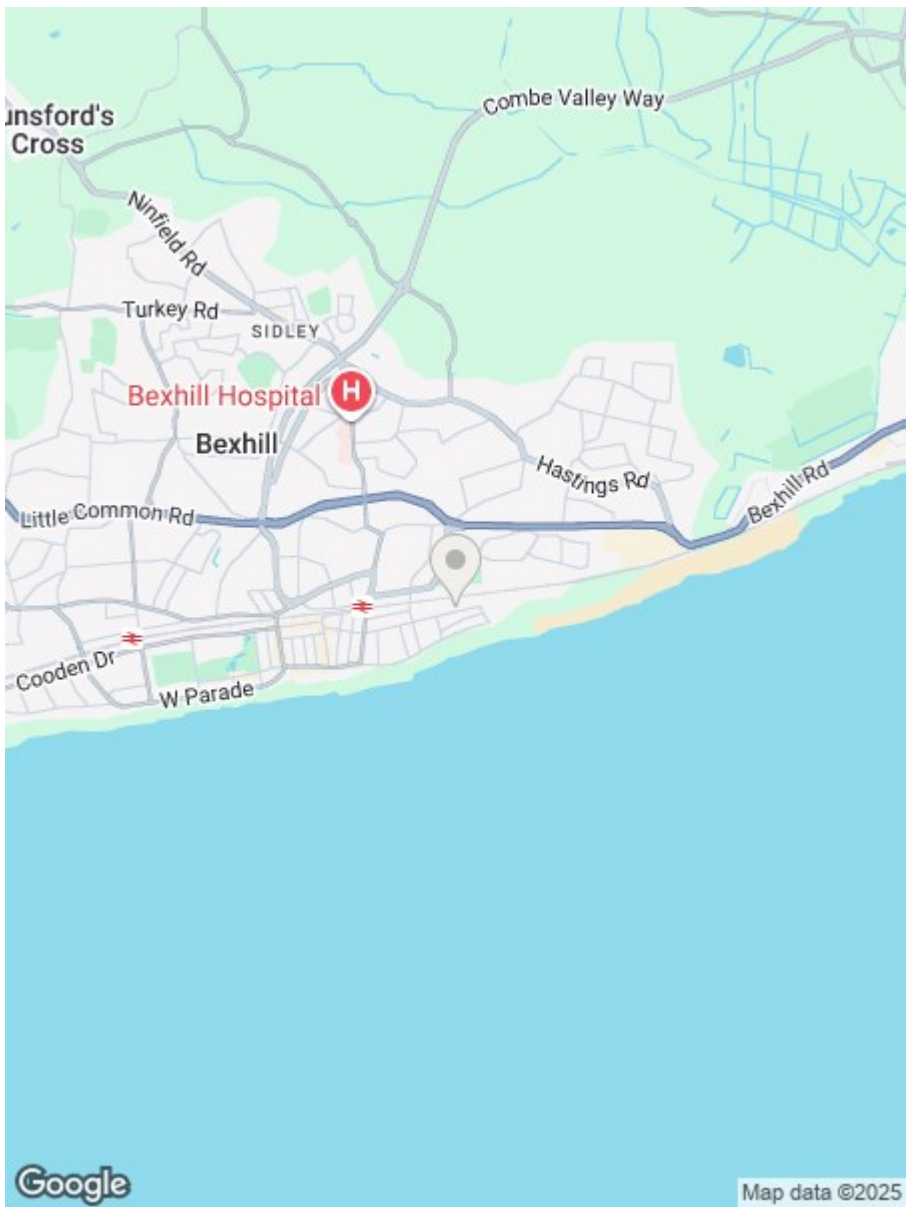


GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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