

**RUSH  
WITT &  
WILSON**



**7 Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QG  
£149,000**

**A beautifully presented third floor, one bedroom apartment, situated in this popular age restricted complex with communal lounge, laundry room and in-house manager, with in close walking distance to Bexhill town centre, train station and seafront. Offering bright and spacious accommodation throughout the property comprises living room, fitted kitchen, double bedroom and fitted shower room, stunning views across Bexhill towards the sea and Beachy Head from every window. Externally the property boasts exceptionally well maintained communal gardens and private car park. In addition, the block provides a communal lounge, laundry room, in-house manager, at least one resident must be 60 years of age. Viewing comes highly recommended by sole agents Rush, Witt and Wilson Bexhill.**



**Communal Entrance**

With stairs and lift to the third floor.

**Private Entrance Hallway**

With entrance door, entry-poner system, large storage cupboard housing the hot water cylinder and electrical consumer unit and meters.

**Living Room**

18'0" x 12'4" (5.49 x 3.77)

Double glazed windows to the side southerly aspect with far reaching views across Bexhill towards the sea, feature fireplace with limestone surround, electric storage heater.

**Kitchen**

7'10" x 5'8" (2.395 x 1.75)

Double glazed windows to the side southerly aspect with views across Bexhill towards the sea, fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob with extractor fan above, integrated fridge and freezer, tiled splashbacks.

**Bedroom**

14'11" x 11'5" (4.56 x 3.49)

With angled double glazed windows to the south westerly aspect, stunning views across Bexhill towards the sea and Beachy Head, built in wardrobe cupboards with sliding mirror fronted doors and hanging space.

**Shower Room**

WC with low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, tiled walls.

**Communal Facilities**

The block provides a communal lounge, laundry room, in-house manager, very well maintained communal gardens mainly laid to lawn with mature plant and shrub borders, stone laid sun patio with communal seating areas.

**Lease And Maintenance**

Service charge £1361.25 every 6 months. Ground rent £247.50 every 6 months. Council tax band C. Lease 125 years from 2007. Service charge includes all outgoing,

repairs & renewals, cleaning communal areas, window cleaning. use of laundry room, water. House manager. gardening. use of residents lounge for parties and gatherings and use of communal kitchen. One resident must be over 60.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



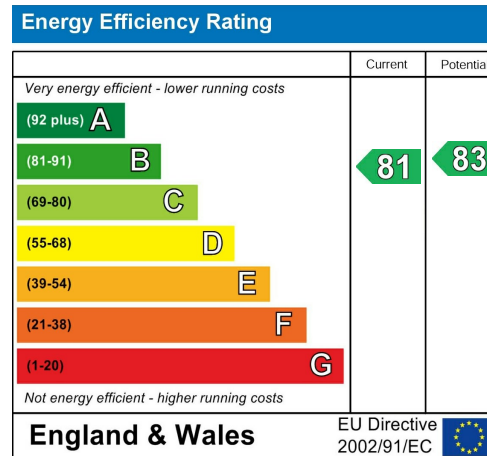
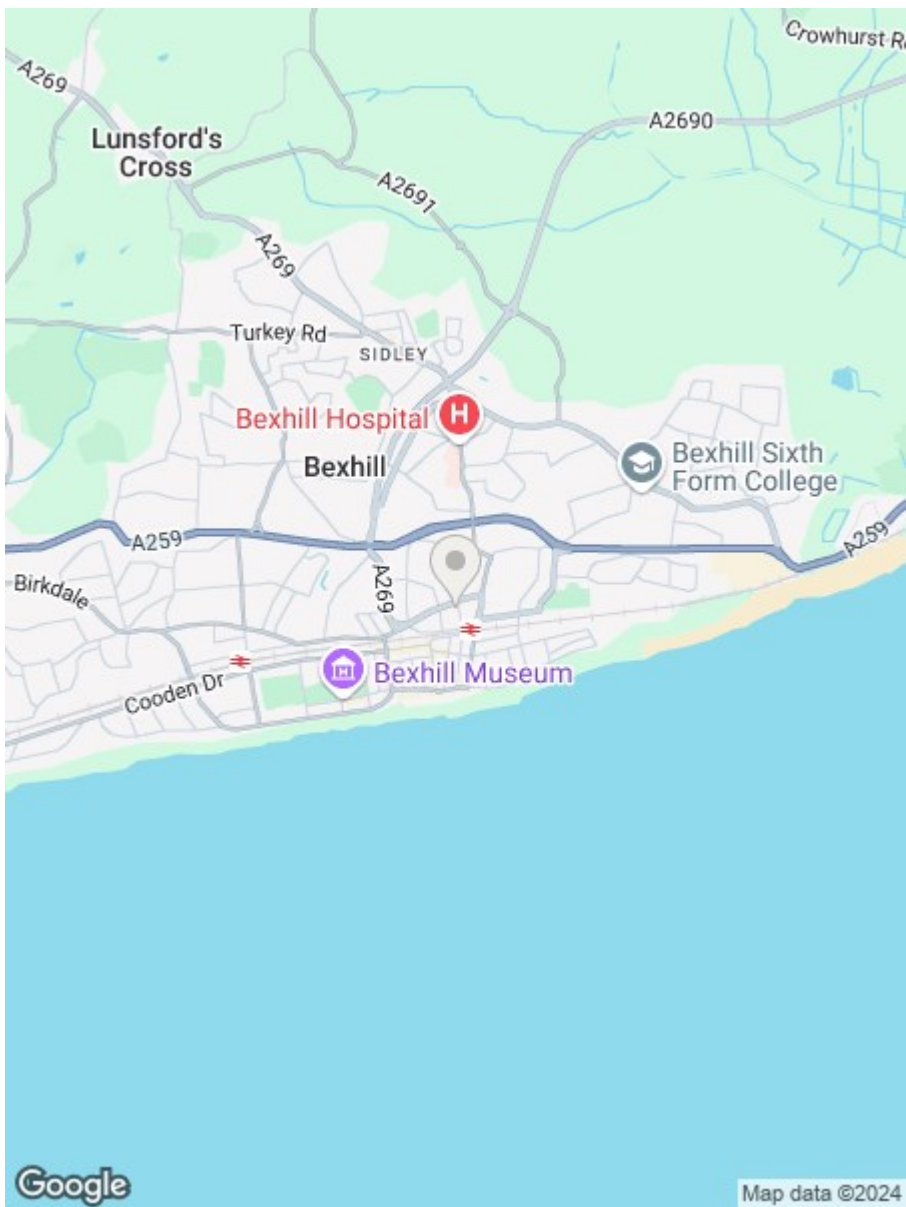
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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