

**RUSH
WITT &
WILSON**



**57 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP
£219,995 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 Seafont, 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.



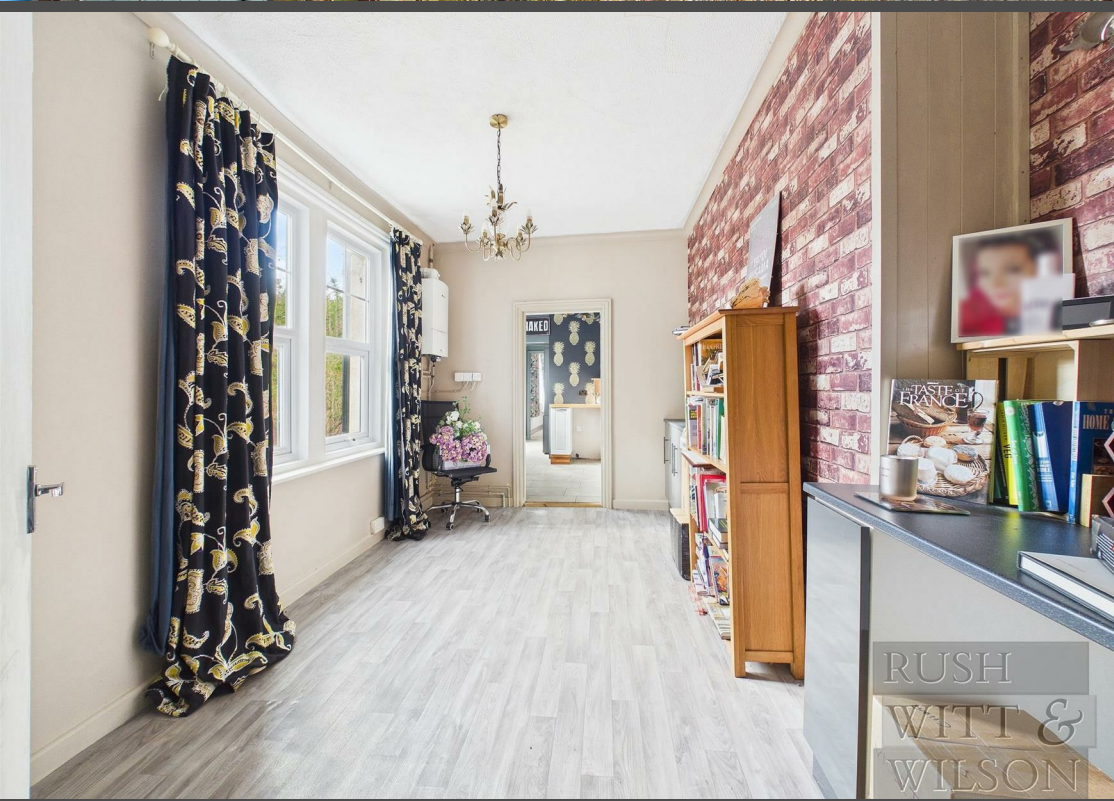




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Approximate total area⁽¹⁾

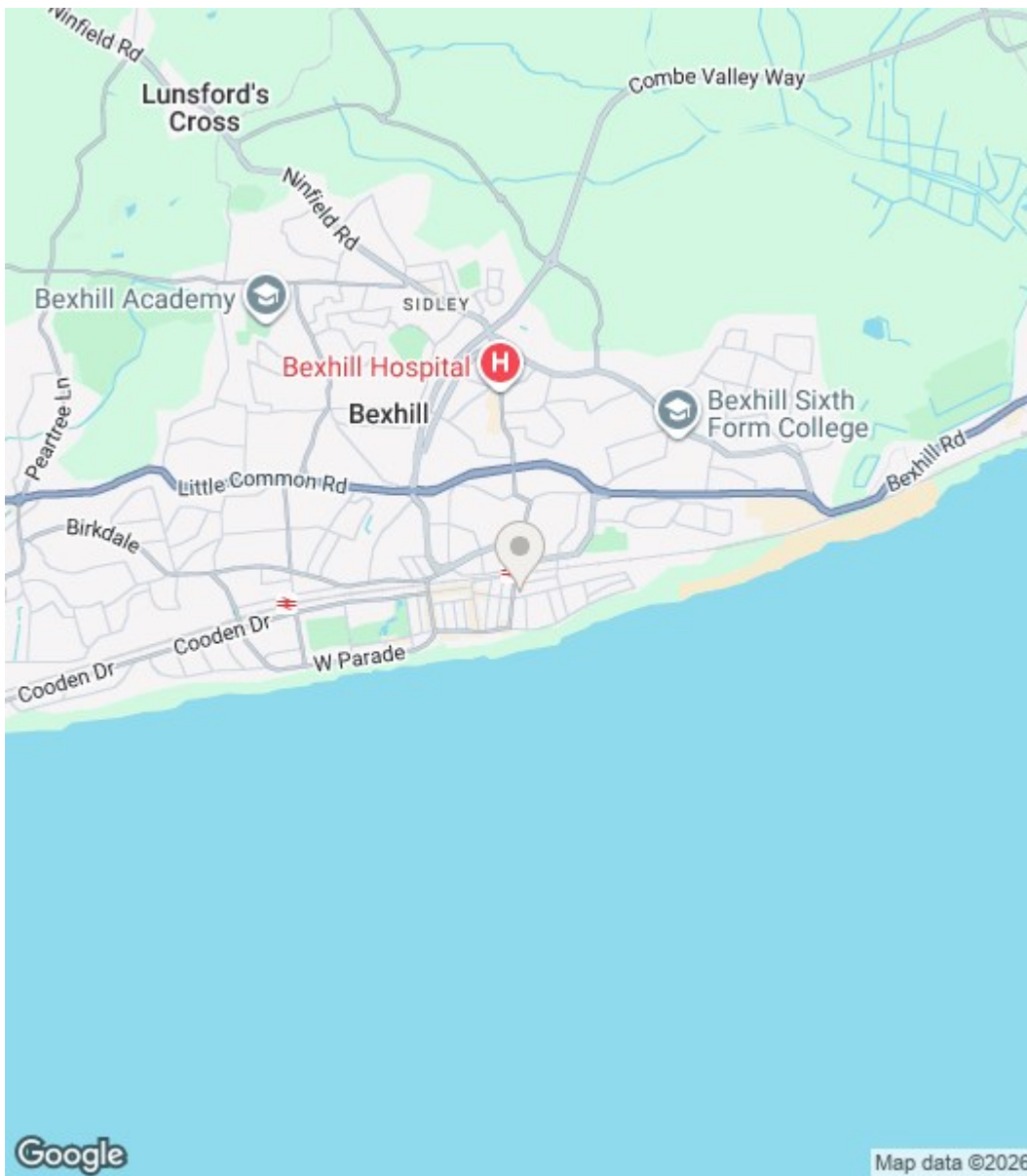
82.5 m²
887 ft²

(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		
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:

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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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