20 Bellview Court Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QG
£210,000

An opportunity to acquire this bright and spacious two bedroom, first floor purpose built retirement flat, ideally located within easy waking distance of Bexhill town centre. The property comprises double aspect lounge/diner, fitted kitchen, two double bedrooms with the master bedroom benefiting from it's own en-suite shower room and a fitted bathroom. Other internal benefits include double glazed windows and ample storage space throughout. Externally. the property boasts beautifully maintained south westerly gardens and a residents car park. Ideally situated in this highly sought after retirement block that further benefits from an on site manager, communal lounge, guest suite and laundry faciality's. Conveniently located just a short walk to Bexhill town centre with it's wide range of amenities, Bexhill mainline rail station and picturesque seafront. Offered with no onward chain, viewing comes highly recommended by RWW Bexhill to appreciate this stunning two bedroom retirement flat in this popular location. Council Tax Band C.

Communal Entrance
Communal entrance door with entry-phone system leading to the communal lounge and hallways, stairs and lifts to all floors, flat is located on the first floor.

Communal Facilities
The block provides a communal lounge, laundry room and guest suite, there is also an development manager on-site Monday-Friday 9am- 3pm.

Private Entrance Hall
Internal front door leading to hallway, comprising electric storage heater, large storage/airing cupboard with slatted shelving, hot water tank, ample storage space, electric consumer unit and electric meter.

Lounge Diner
17'7" x 11'7" (5.37 x 3.55)
Duel aspect, double glazed windows to the rear and side elevations, electric storage heater, feature fire place with fitted electric fire, set of obscured glass panelled double doors leading to the kitchen.

Kitchen
9'0" x 5'8" (2.75 x 1.73)
Double glazed window to the rear elevation, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric oven, worktop mounted hob with fitted extractor hood above, stainless steel single sink with drainer and mixer tap, integrated under counter fridge, integrated under counter freezer, part tiled walls, wall mounted electric heater.

Bedroom One
15'7" x 9'2" (4.77 x 2.80)
Double glazed window to the rear elevation, electric storage heater, fitted wardrobe with glass bi-folding doors comprising hanging space and shelving, door leading through to en-suite.

En-Suite Shower Room
White heated towel rail, vanity unit with wash hand basin and storage cupboards beneath, low level wc, walk in corner shower cubicle with wall mounted shower controls and attachment, tiled walls, bathroom light with electric shaver point, extractor fan and wall mounted electric bathroom heater.

Bedroom Two
12'6" x 10'10" (3.82 x 3.32)
Double glazed window to the side elevation, electric storage heater, fitted wardrobe with sliding mirrored doors comprising hanging space and shelving.

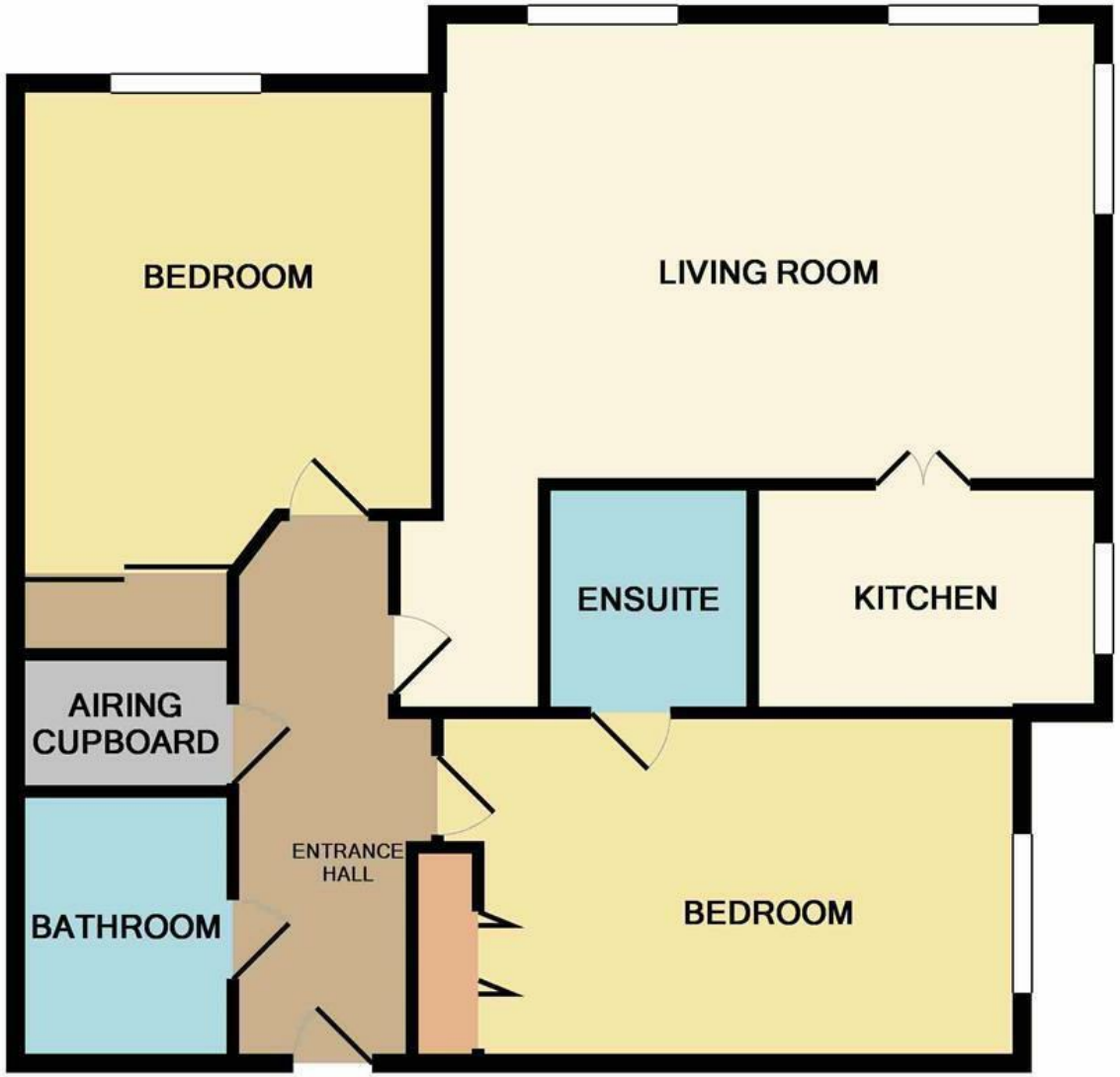
Bathroom
Heated white towel rail, low level wc, vanity unit with wash hand basin and storage cupboard beneath, panelled enclosed bath with wall mounted shower controls and shower attachment, extractor fan, bathroom light with shaver point, wall mounted electric bathroom heater, fully tiled walls.

Outside

Communal Gardens
Beautifully presented with a host of different well stocked flower, plant and shrub beds, pergola and patio areas facing the westerly elevation, off road parking is available to the rear of the property.

Lease and Maintenance
The property is Leasehold with approximately 110 years remaining on the lease. The Service Charge is approximately £3506 per annum. The Ground Rent is approximately £495 per annum.

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.



TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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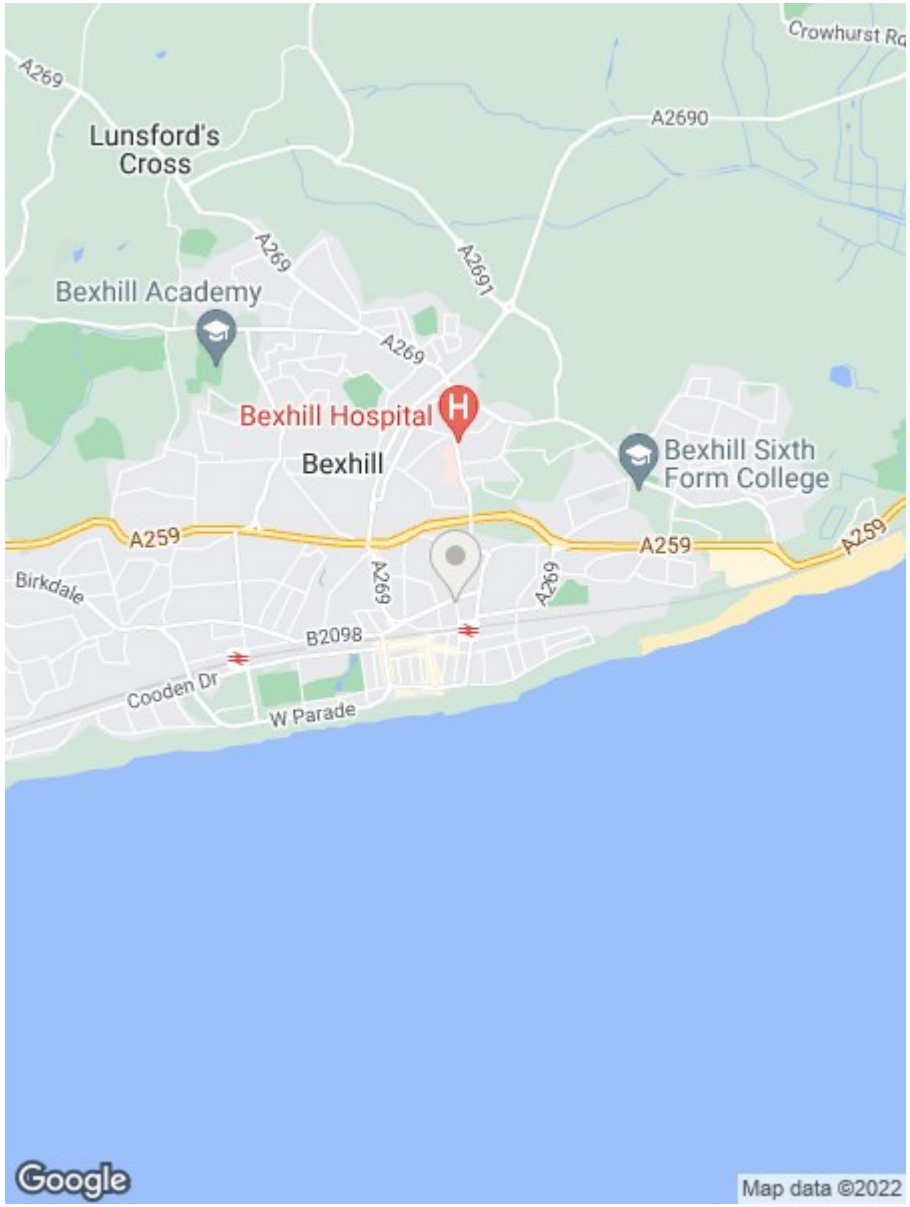

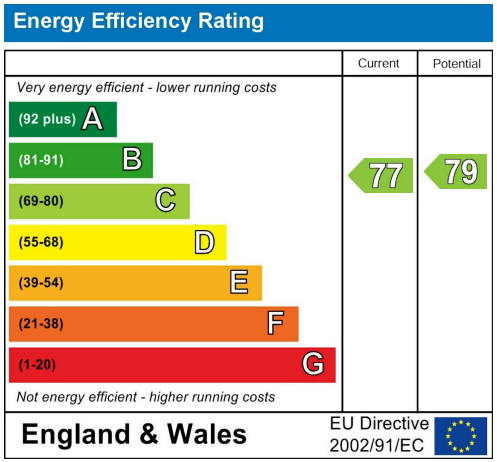

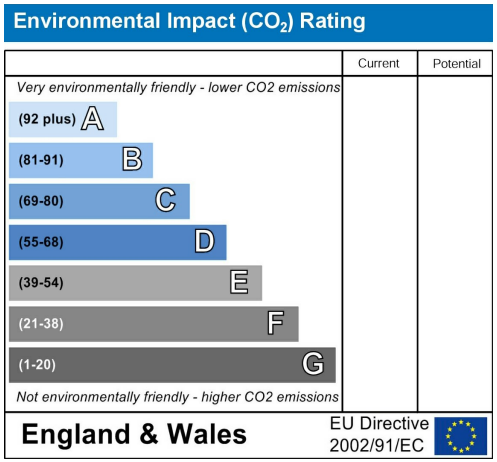

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3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk