

**RUSH
WITT &
WILSON**



**5 St Georges Court 16 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1ES
£205,000**

Stunning two bedroom top floor apartment for over 55's only, presented to an exceptional standard with south facing balcony. The accommodation provides a living room, spacious fitted kitchen, two bedrooms, en-suite to master bedroom, additional main bathroom, double glazed windows and doors, slimline electric heating and allocated parking. The property is situated close to Bexhill Town Centre and the mainline rail station. Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Door

With recess for storage, built-in airing cupboard with pre-lagged hot water cylinder, access to the roof space. Entryphone system.

Living Room

18'3 x 13'8 (5.56m x 4.17m)

Dimplex night storage heater, window overlooks the southerly elevation with door leading to private sun balcony. Beautiful ornate fireplace with Real Flame fire.

Kitchen

11'5 x 10'3 (3.48m x 3.12m)

Window to south elevation, slimline storage heater. Fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, single drainer stainless steel sink unit, one and a half bowl with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated oven and grill with ceramic hob, extractor canopy and light, tiled splash-backs, wood effect flooring.

Bedroom One

12'5 x 12'2 (3.78m x 3.71m)

Window to front elevation, slimline electric heater.

En-Suite

Suite comprising w.c. with low level flush, pedestal wash hand basin, walk-in shower with electric shower controls, fully tiled walls, obscure glass window to the side elevation, chrome heated towel rail.

Bedroom Two

10'7 x 10'4 (3.23m x 3.15m)

Window to front elevation, wall mounted electric storage heater.

Bathroom

Modern suite comprising panelled bath with fixed chrome shower head controls and hand shower attachment, shower shield, inset wash hand basin with vanity unit beneath, w.c. with concealed cistern, obscure glass window to side elevation, tiled walls, heated chrome towel rail, wall mounted electric heater.

Maintenance Details

We have been advised by the vendors that there is a 999 year Lease, Share of Freehold and the maintenance charge is £500 per annum. We have also be advised that there is an age restriction for over 55's. No pets allowed.

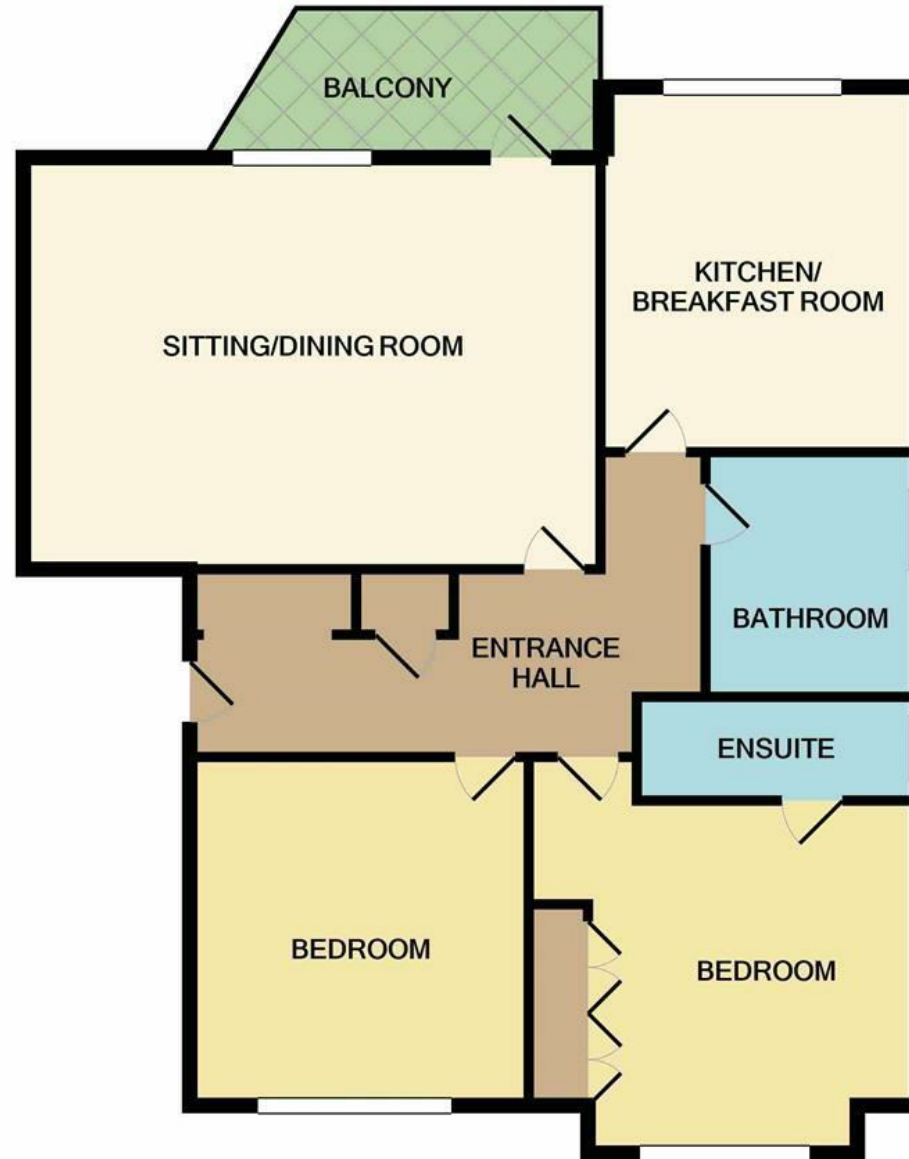
Parking

There is an allocated parking space which is market as number ten.

Agents Note

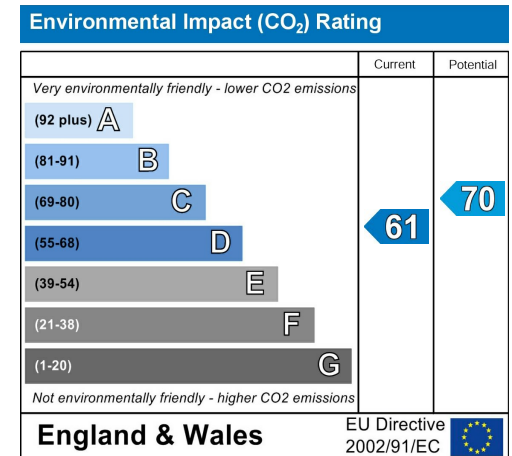
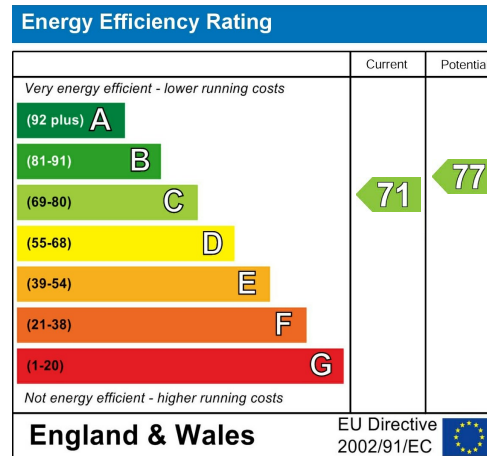
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 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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