

**RUSH  
WITT &  
WILSON**



**Flat 2, Bellview Court, 7 Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QG  
£149,950 Leasehold**

**Beautifully presented one bedroom ground floor retirement apartment specifically for over 55's with a whole host of excellent communal facilities including communal lounge, communal laundry and 24 hour assistance. The accommodation provides a modern fitted kitchen, one double bedroom, living room with fireplace and modern fitted shower room suite. Other benefits include night storage heating and beautiful views over the communal gardens to the southerly elevation and off road parking is also available. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents and the property comes with vacant possession.**



### **Communal Entrance Foyer**

With entry-phone system.

### **Communal Lounge**

This is extensive in size and hosts many activities throughout the week as well as laundrette services.

### **Private Entrance Hall**

Entrance door, large storage cupboard.

### **Living Room**

18'11 x 10'9 (5.77m x 3.28m)

Door and window lead out onto the communal garden to the southerly elevation, night storage heater, feature fireplace with electric real flame effect coal fire.

### **Kitchen**

7'7 x 7'4 (2.31m x 2.24m)

Window to the southerly elevation. Fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer sink unit with mixer tap, integrated fridge, integrated oven and grill, electric hob with extractor canopy and light, tiled splashbacks.

### **Bedroom**

15'11 x 9'3 (4.85m x 2.82m )

Window to the southerly elevation to the front, wall mounted night storage heater, built-in wardrobe cupboards.

### **Bathroom**

Suite comprises shower cubicle with chrome controls and chrome shower head, wc with low level flush, inset wash hand basin with vanity unit, mirror and fully tiled walls, wall mounted electric heater.

### **Outside**

#### **Communal Gardens**

Mainly laid to lawn and beautifully kept with a centralised pergola, seating area and a whole host of beautiful mature shrub, plants and trees of various kinds offering a very pleasant aspect. There is also a small patio area to the rear of the living room and can be used for seating and enjoying the gardens with direct access.

#### **Service and Lease Details**

We have been advised that the service charge £1379.82 every 6 months, ground rent £247.50 every 6 months (TBC)

and the Lease has 107 years remaining.

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 55 years.

#### **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.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

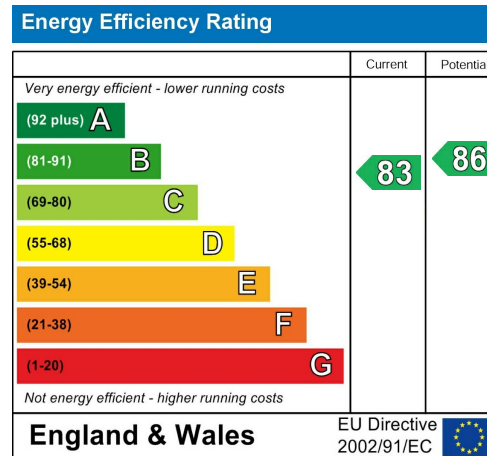
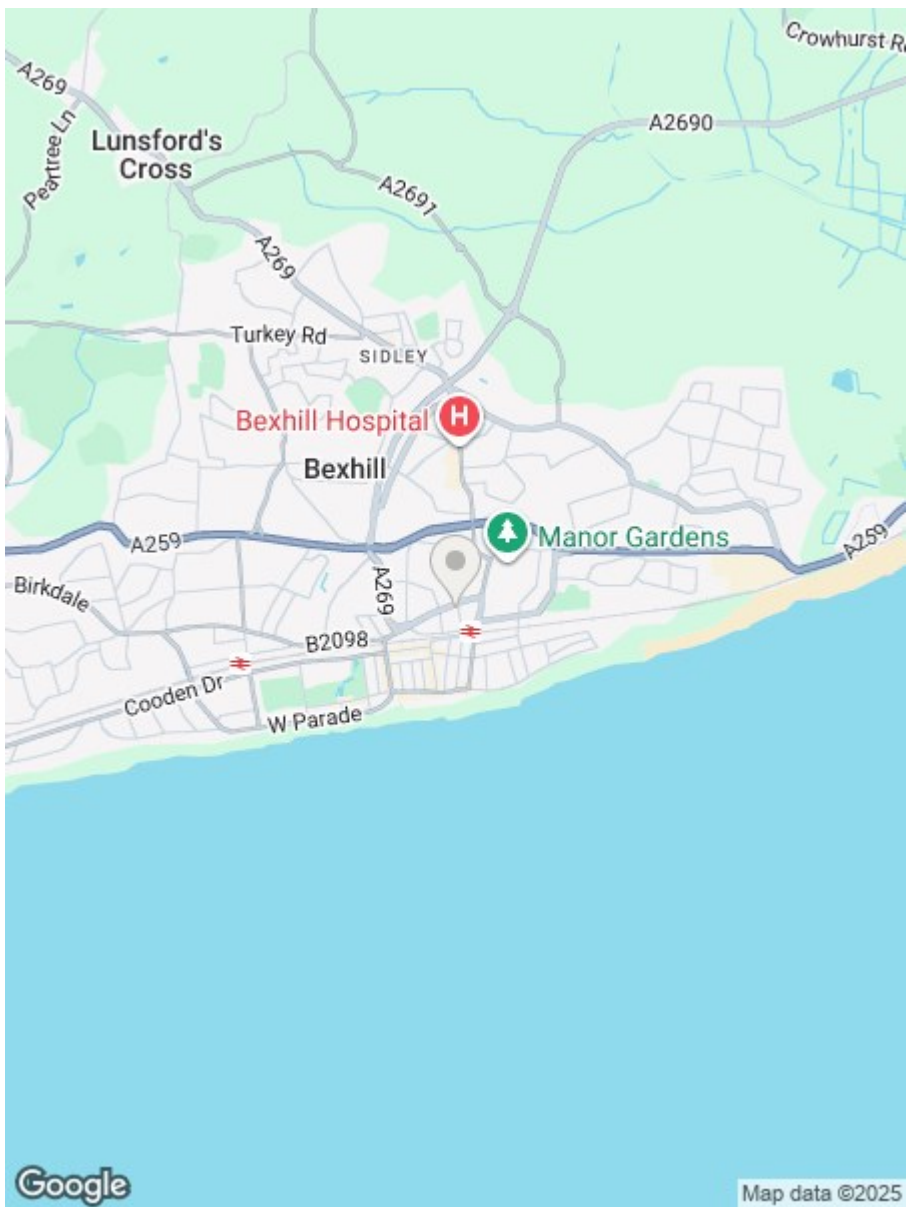




TOTAL APPROX. FLOOR AREA 495 SQ.FT. (45.9 SQ.M.)

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, 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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