

**RUSH
WITT &
WILSON**



**Flat 2, 61 Cantelupe Road, Bexhill on Sea, East Sussex TN40 1PP
Offers In Excess Of £200,000 Leasehold**

A beautifully presented three bedroom converted flat, situated on the first floor with a southerly facing sun balcony. Bright and spacious accommodation comprising of a modern fitted kitchen, three bedrooms and a modern fitted bathroom, Gas central heating system, double glazed windows and doors throughout. Conveniently situated close to Bexhill Town Centre with its excellent range of shopping facilities/services and mainline railway station to London. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Communal Entrance Hallway

Stairs rising to the first floor.

Private Entrance Hall

Window to the front elevation, entrance door, doors off to the following:

Living Room

20'11 x 10'8 (6.38m x 3.25m)

Octagonal window style window overlooking a southerly elevation to the front, single radiator, wood effect flooring, sea views to the front.

Kitchen

12'7 x 7'6 (3.84m x 2.29m)

A modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, single drainer sink unit with mixer tap, space and plumbing for washing machine, integral oven and grill with electric hob, extractor canopy and light above, tiled splashbacks, single radiator, space for fridge or freezer.

Bedroom One

13'1 x 10'9 (3.99m x 3.28m)

Window to the rear elevation, double radiator, wood effect flooring.

Bathroom

A modern suite comprising low level wc, pedestal wash hand basin, shower bath with hand shower attachment and shower screen, chrome heated towel rail, tiled walls, obscure glass window to the side elevation.

Bedroom Two

14'11 x 7'11 (4.55m x 2.41m)

Wood effect flooring, single radiator, door with access onto:

South Facing Sun Balcony

Decked with ornate balustrade.

Bedroom Three

8'4 x 8'2 (2.54m x 2.49m)

Window to rear elevation, double radiator, the built in wardrobe cupboard.

Lease & Maintenance

Share of Freehold. Lease - 945 years remaining.

Maintenance - As & when required.

Private Front Yard

Laid with pebble, suitable for Alfresco dining

Agents Note

Council Tax Band - A

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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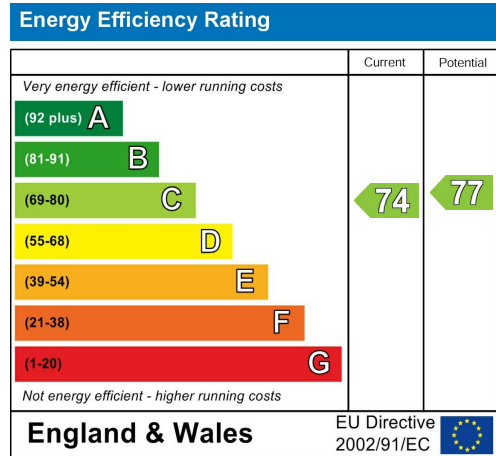
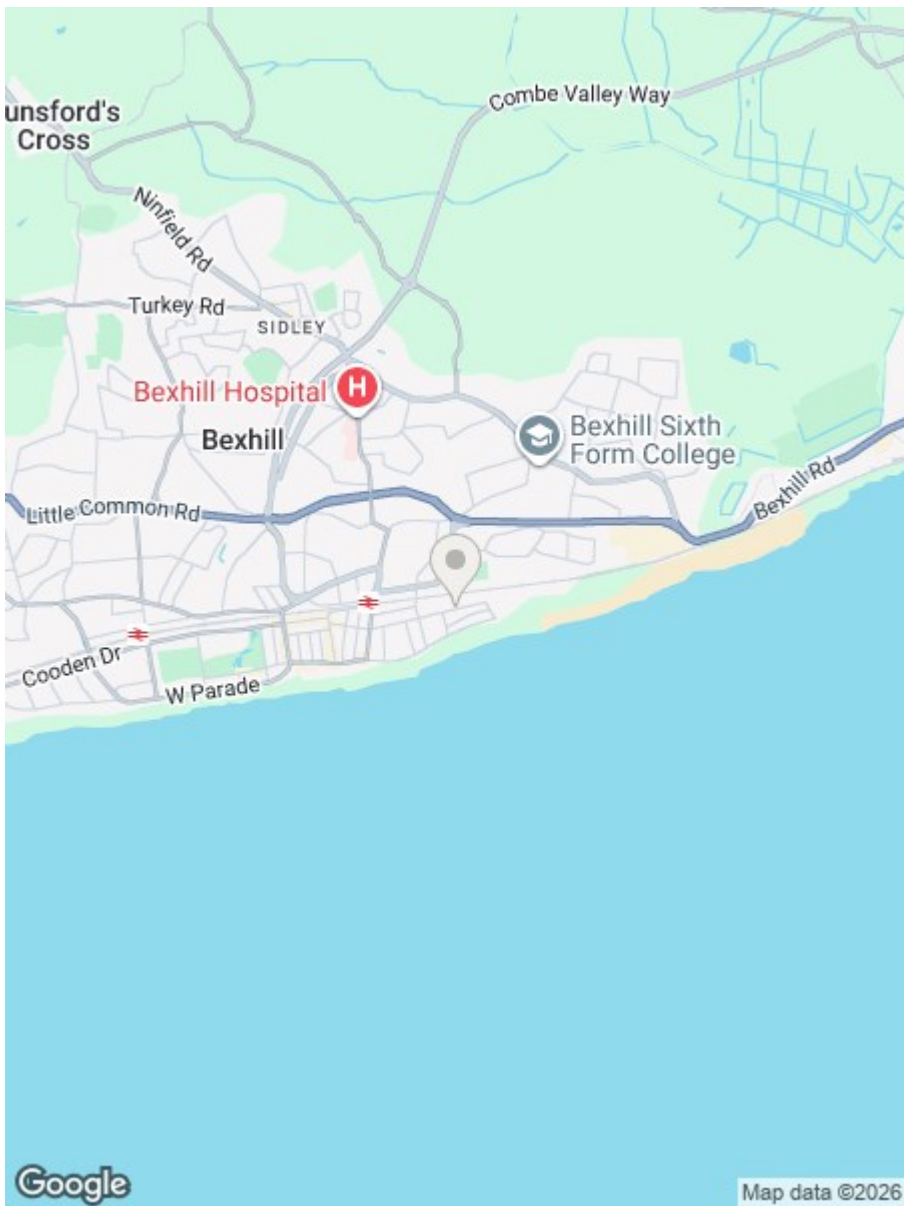
1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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