

**RUSH
WITT &
WILSON**



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**Flat 2, Chancery Court Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1HL
£210,000 Share of Freehold**

About this property

Rush Witt & Wilson Estate Agents are delighted to offer for sale, with no onward chain, this attractive ground-floor apartment featuring a private south-facing garden and an allocated parking space, ideally positioned in a peaceful and level location just moments from the seafront.

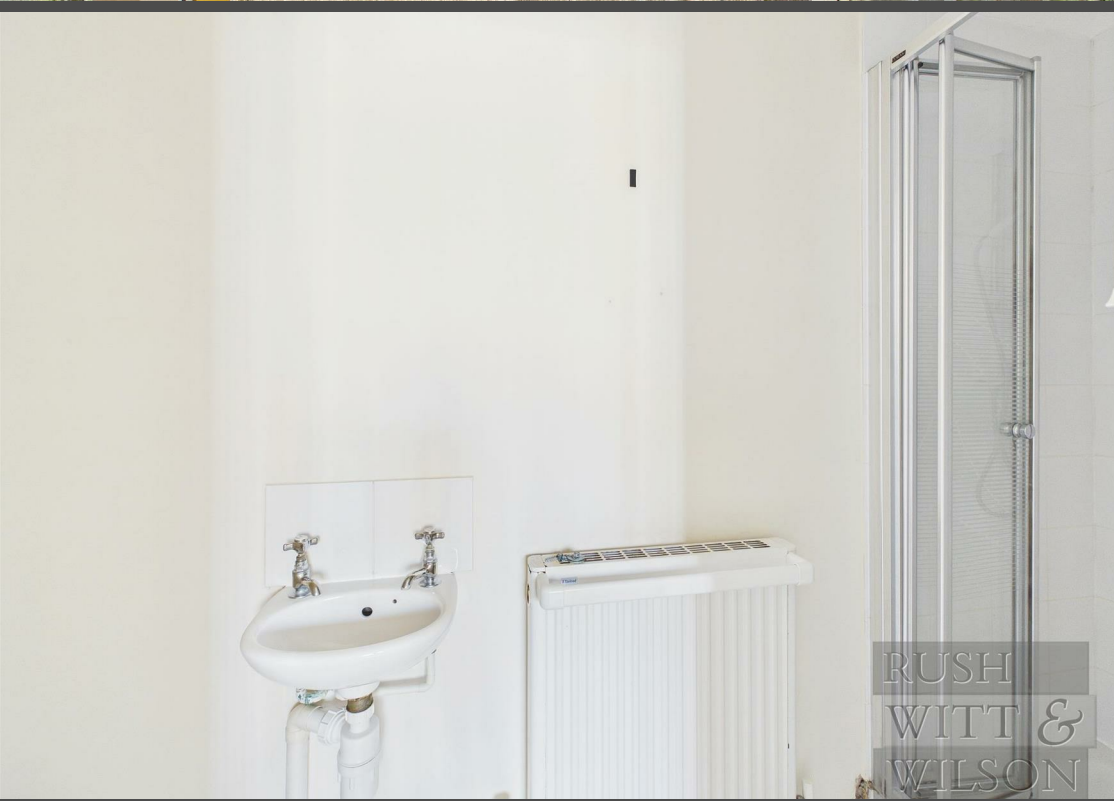
Constructed in the early 2000s on the former site of the Police Station and Magistrates Court, the property offers bright, well-maintained accommodation throughout. The layout comprises two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a spacious south-facing living room that enjoys excellent natural light, a fitted kitchen with integrated oven and hob, and a modern bathroom.

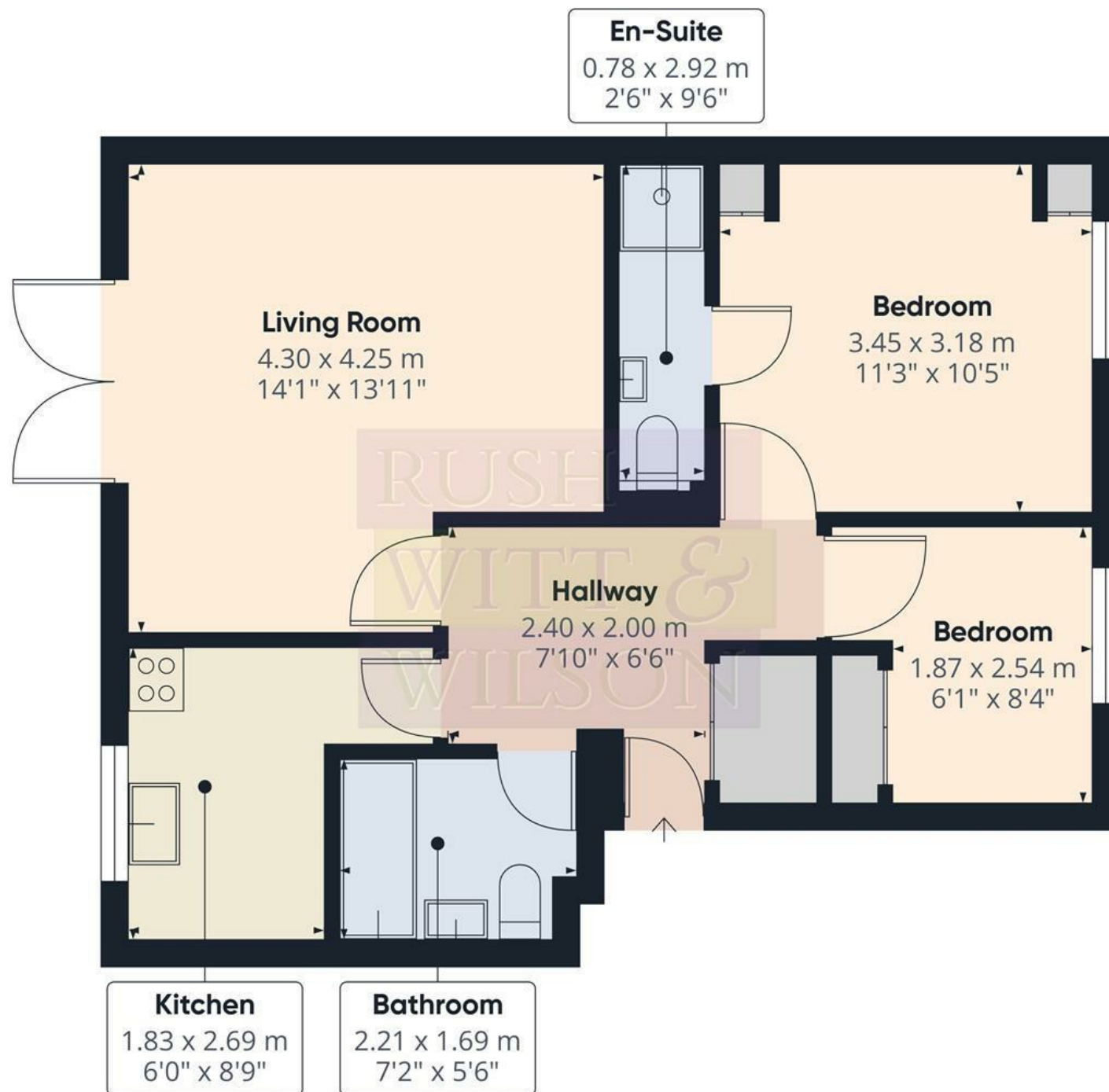
Further benefits include gas-fired central heating, uPVC double-glazed windows and doors, and the convenience of private outdoor space and dedicated parking.

The property occupies an enviable position within a road of individual homes, approximately one mile from the town centre and its excellent range of shops, cafés and amenities. The seafront at De La Warr Parade is just a short stroll away, making this an ideal home, holiday retreat or investment opportunity in a highly desirable coastal setting. Viewing comes highly recommended by RWW sole agents.









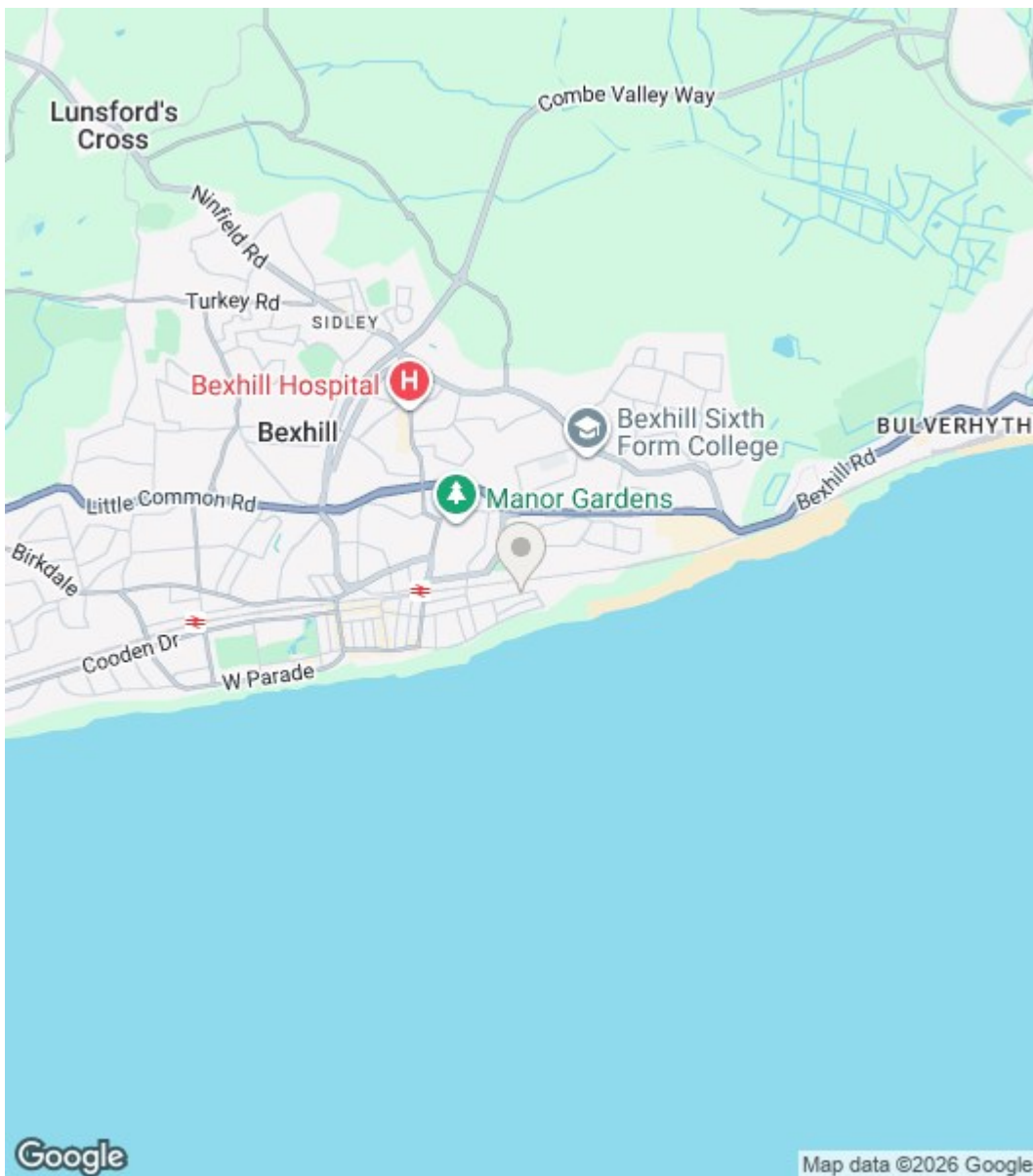
Approximate total area⁽¹⁾

53 m²
572 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 - TBA

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:

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4. VAT: The VAT position relating to the property may change without notice.
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WILSON**

**Residential Estate Agents
Lettings & Property Management**



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