

**RUSH  
WITT &  
WILSON**



**27 Bellview Court Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QG  
£152,000**

**An opportunity to acquire this well presented first floor retirement flat, ideally located within easy walking distance of Bexhill town centre and further benefiting from westerly facing balcony. Offering bright and spacious accommodation throughout the property comprises lounge/diner with access to balcony, fitted kitchen, double bedroom with built in wardrobe and shower room. Other internal benefits include double glazed windows and ample storage cupboard. Externally the property offers beautifully maintained communal gardens, carpark, bike storage and covered buggy park with charging facilities. Ideally situated in this highly sought after retirement block which benefits from many facilities such as on-site manager, launderette facilities, communal lounge and guest suites. Viewing comes highly recommended by RWW Bexhill to appreciate this beautiful apartment in this highly convenient location.**



### **Communal Entrance Hall**

Communal entrance door with entry phone system leading to the communal lounge. Flat is situated on the first floor.

### **Communal Areas And Facilities**

The block provides a communal lounge, laundry room and guest suite, there is also an in house manager.

### **Hallway**

Internal front door leading to hallway comprising entry phone system, alarm system, careline pull cord, large storage cupboard housing hot water boiler, slatted shelving, electric meter, modern electric consumer unit and ample storage space.

### **Lounge/Diner**

19'2" x 10'9" (5.85 x 3.30)

Double glazed window and door leading to the Westerly facing balcony overlooking the well kept communal gardens, one electric heater, feature fireplace with fitted electric fire, glass panelled double doors leading through to the kitchen.

### **Kitchen**

7'6" x 8'7" at widest points (2.31 x 2.63 at widest points)

Double glazed window to the front elevation overlooking the communal garden, 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 electric hob with fitted extractor hood above, stainless steel single sink with drainer and mixer tap, integrated under counter fridge, integrated under counter freezer, wall mounted electric heater, part tiled walls, ceiling mounted spotlights.

### **Double Bedroom**

15'9" x 9'2" (4.82 x 2.80)

Double glazed window to the front elevation overlooking the communal gardens, one electric heater, fitted wardrobe with mirror bi-folding doors, hanging space and shelving.

### **Shower Room**

Wall mounted heated white towel rail, suite comprising low level wc, vanity unit with wash hand basin and storage cupboards beneath, walk in shower cubicle with wall mounted shower controls and shower attachment, bathroom light with shaver point, wall mounted electric bathroom heater, extractor fan, tiled walls, bathroom cabinet with mirrored sliding doors.

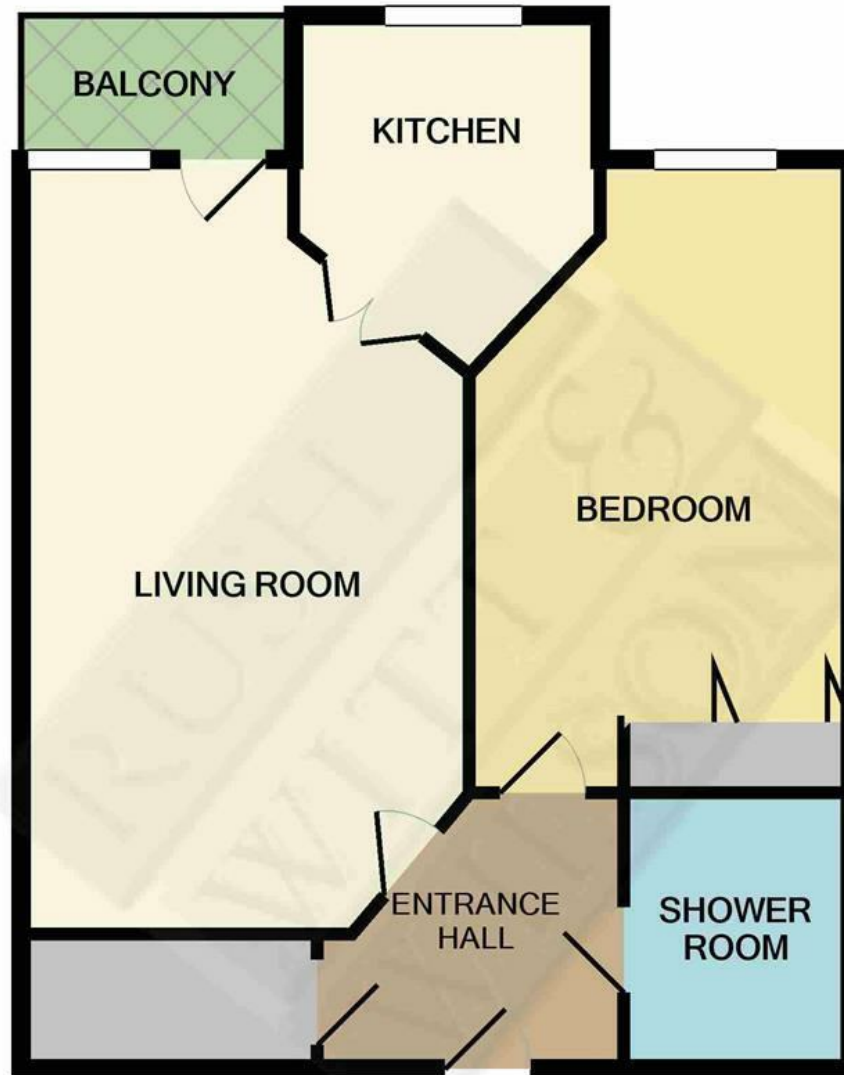
### **Lease And Maintenance**

We have been advised by the vendors that the maintenance charge is £1,067 per half yearly and £212.50 per half yearly for ground rent. We have been advised there is 111 years on the Lease.

### **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.

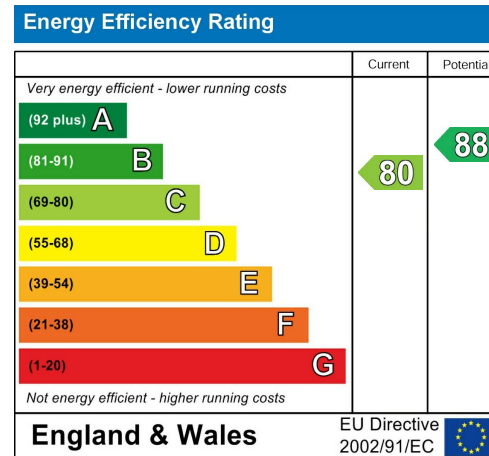




TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.6 SQ.M.)

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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**RUSH  
WITT &  
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**