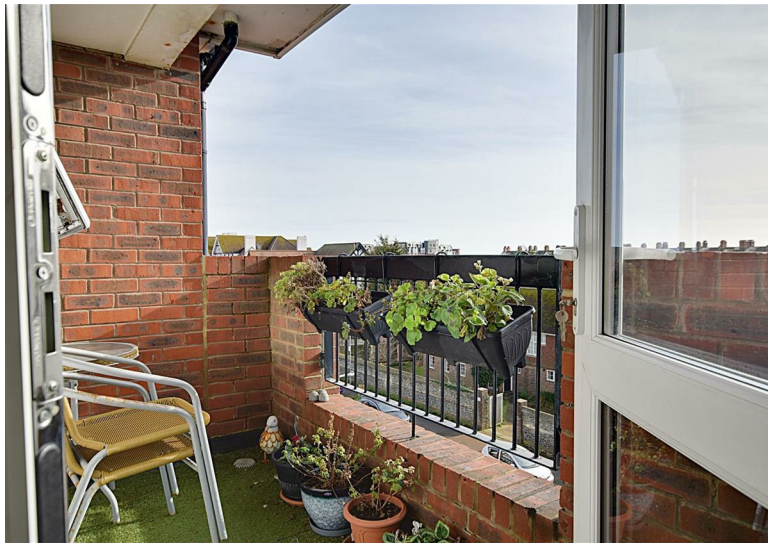
RUSH WITT & WILSON

13 Sydenham Court Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1JQ
£225,000

A beautifully presented two bedroom apartment situated on the third floor and comprising living room, fitted kitchen, two double bedrooms and a shower room. Other internal benefits include modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. The property boasts a stunning sun balcony with views towards the sea and southerly elevation. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band B.



Communal Entrance Hallway
Stairs and lift leading to the first floor.

Private Entrance Hallway
With entryphone system, double radiator, entrance door, storage cupboard housing the hot water cylinder with slatted shelving.

Living Room
14'6" x 10'8" (4.44m x 3.27m)
Windows to the front southerly elevation, with door leading to the balcony, double radiator.

Kitchen
8'10" x 8'2" (2.7m x 2.5m)
Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, space for free standing fridge and freezer, space and plumbing for washing machine, tiled splashbacks and windows to the southerly elevation.

Bedroom One
11'11" x 10'4" (3.65m x 3.15m)
Double glazed windows to the southerly elevation, radiator, built-in wardrobe cupboards with hanging space and shelving.

Bedroom Two
11'10" x 7'0" (3.61m x 2.14m)
Windows to the southerly elevation, radiator.

Shower Room
Modern suite comprising w.c. with low level flush, wash hand basin, mixer tap, large walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and shower head. Tiled walls, radiator.

Sun Balcony
With views to the southerly elevation and towards the sea and the church.

Allocated Parking Space

Lease & Maintenance
Share of Freehold, remainder of 999 year lease. Maintenance is approx. £865 per six months which includes water rates.

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.

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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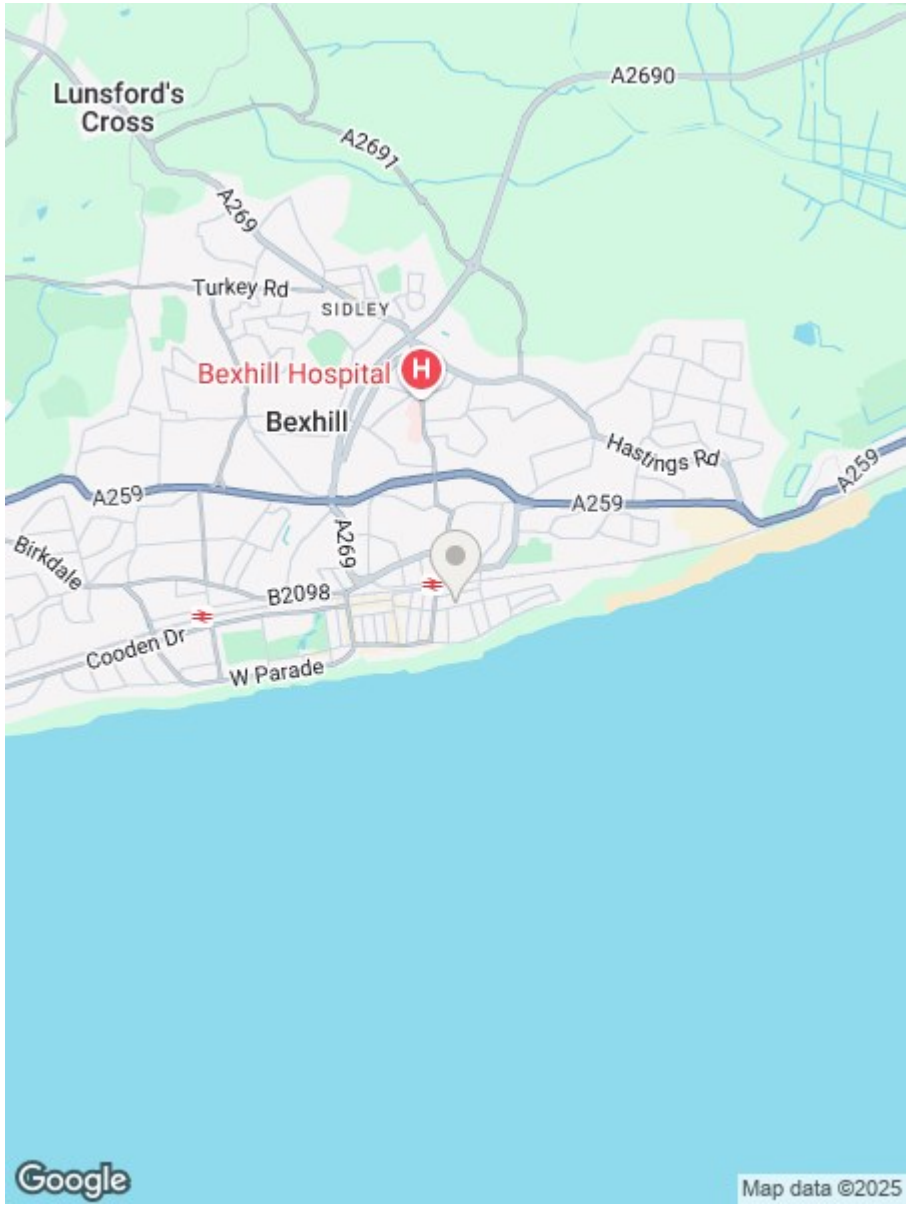

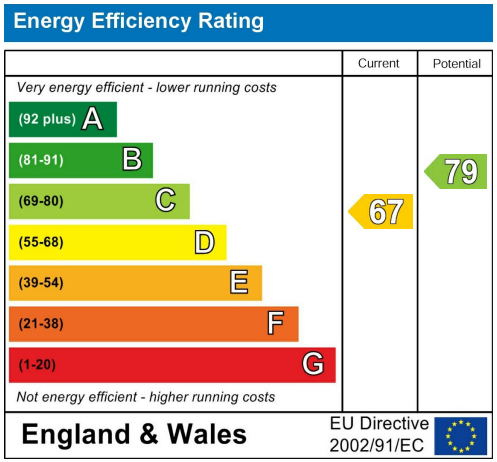

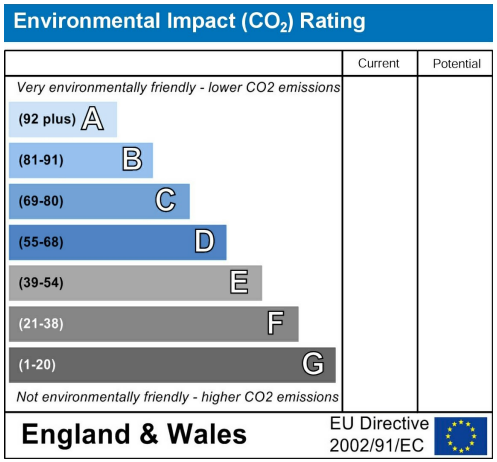

RUSH WITT & WILSON

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