

**RUSH  
WITT &  
WILSON**



**24, Bellview Court Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QG  
£155,000**

**An opportunity to acquire this exceptionally well presented one bedroom, first floor retirement apartment for the over 60's ideally located in the heart of Bexhill Town Centre. Offering bright and spacious accommodation throughout, the property comprises double aspect lounge, fitted kitchen with built in appliances, fitted shower room, double bedroom with fitted wardrobes, ample storage cupboards, double glazed windows. Externally the property offers beautifully maintained communal gardens and a car park. Ideally situated in the heart of Bexhill Town Centre with easy access to shops, mainline railway station, seafront and bus stops, this popular retirement block further benefits from an on-site manager, guest suite, communal lounge and laundry facilities.**



**Communal Entrance Hall**

Communal entrance door leading to communal lounge, stairs and lift to first floor.

**Communal Facilities**

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

**Private Entrance Hall**

With entrance door, entry phone system, large storage cupboard with hanging space and shelving, housing the electric hot water boiler, electric consumer unit and electric meter.

**Lounge/ Dining**

19'7 x 10'8 (5.97m x 3.25m)

Double aspect, double glazed windows to the side and rear elevations, night storage heater.

**Kitchen**

7'7 x 6'10 (2.31m x 2.08m)

Double glazed window to the rear elevation, fitted kitchen comprising a range of wall and base level units with laminate roll edge worktops, integrated under counter fridge, integrated under counter freezer, stainless steel single sink with mixer tap, integrated electric oven, worktop mounted electric hob with extractor canopy above, part tiled walls, wall mounted electric heater.

**Bedroom**

15'7 x 9'2 (4.75m x 2.79m)

Double glazed window to the rear elevation, wall mounted electric heater, fitted wardrobe with mirrored fold sliding doors with hanging space and shelving.

**Shower Room**

Low level wc, vanity unit with wash hand basin and storage cupboard beneath, large walk in shower with wall mounted shower controls and shower attachment, fully tiled walls, bathroom light with shaver point, wall mounted electric bathroom heater, extractor fan.

**Communal Gardens**

Exceptionally well presented and well maintained communal gardens with seating areas and and parking is available, first come, first serve parking spaces.

**Service Charges**

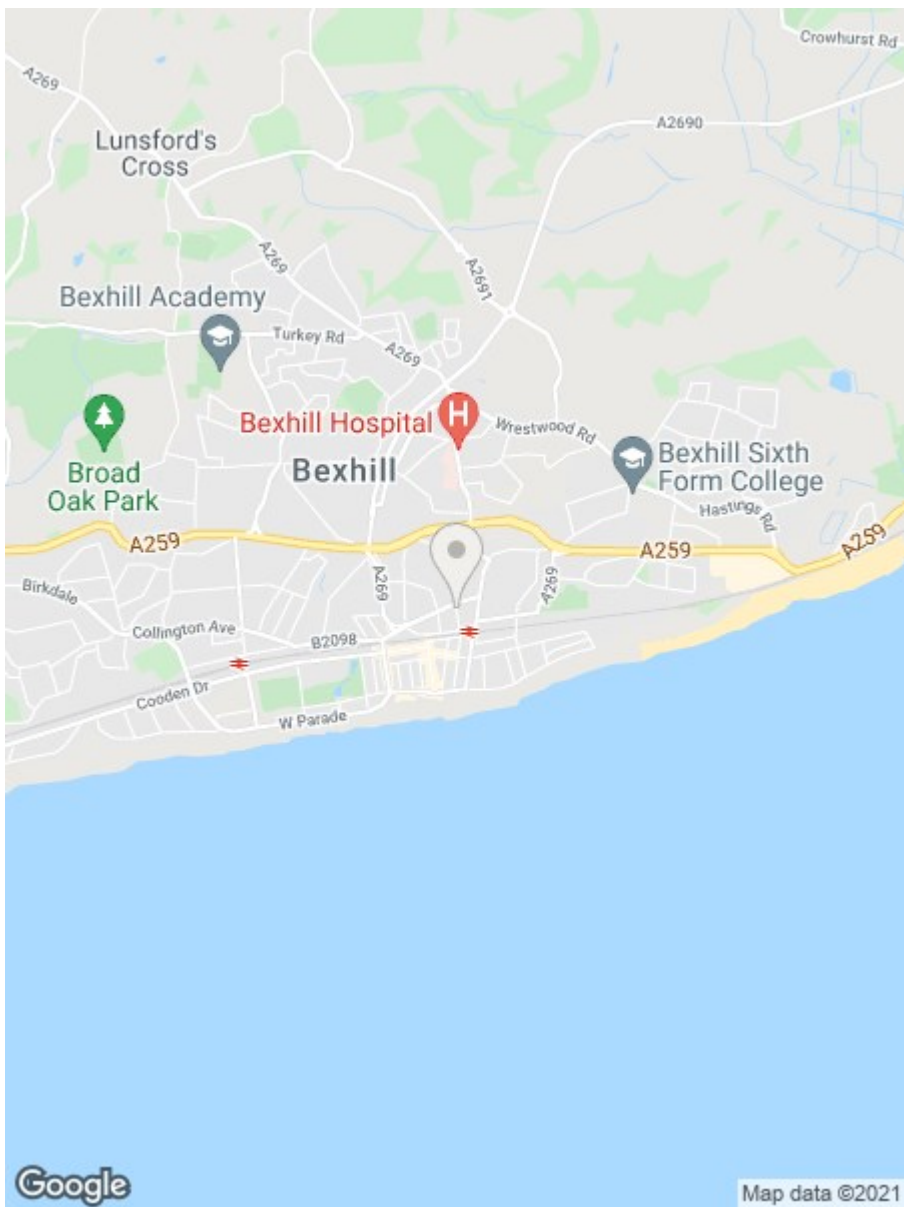
We have been advised by the vendors that the maintenance charge is £1,067 per half yearly and £212.50 per half yearly for ground rent. We have been advised there is approx. 111 years on the Lease.

**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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Residential Estate Agents  
Lettings & Property Management**



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