

**RUSH
WITT &
WILSON**



**29 Bellview Court Cranfield Road, Bexhill on Sea, East Sussex TN40 1QG
£149,000**

A beautifully presented bright and spacious one bedroom retirement flat, with south/south westerly elevation and beautiful views over the communal gardens towards Bexhill town centre. The property comprises lounge, modern kitchen, double bedroom, modern shower/bathroom, night storage heating, double glazed windows and doors. 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 and 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 Foyer

Entryphone system. Lifts and stairs to second 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 private entrance door, security entry phone system, 24-hour assistance pull cord, large built in storage cupboard with slatted shelving.

Living Room

17'7" x 12'6" (5.36 x 3.83)

Night storage heater, ornate fireplace with flame effect electric fire. Window overlooks the southerly elevation over the garden towards Bexhill town centre.

Kitchen

9'6" x 5'8" (2.92 x 1.74)

Window to the side elevation with garden view and glimpse of the sea. Modern kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, ceramic hob with extractor canopy and light, tiled splashbacks, integrated oven and grill, integrated fridge, integrated freezer, wall mounted electric heater.

Bedroom

14'11" x 11'3" (4.57 x 3.45)

Wall mounted storage heater, window to the south westerly elevation with pleasant views over the communal gardens, built-in mirrored fronted wardrobes.

Shower Room

Suite comprising walk-in shower with chrome controls and chrome showerhead, wc with low level flush, inset wash hand basin with vanity unit beneath, tiled walls, electric heated towel rail, wc with low-level flush.

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 approx. 111 years on the Lease

Communal Garden

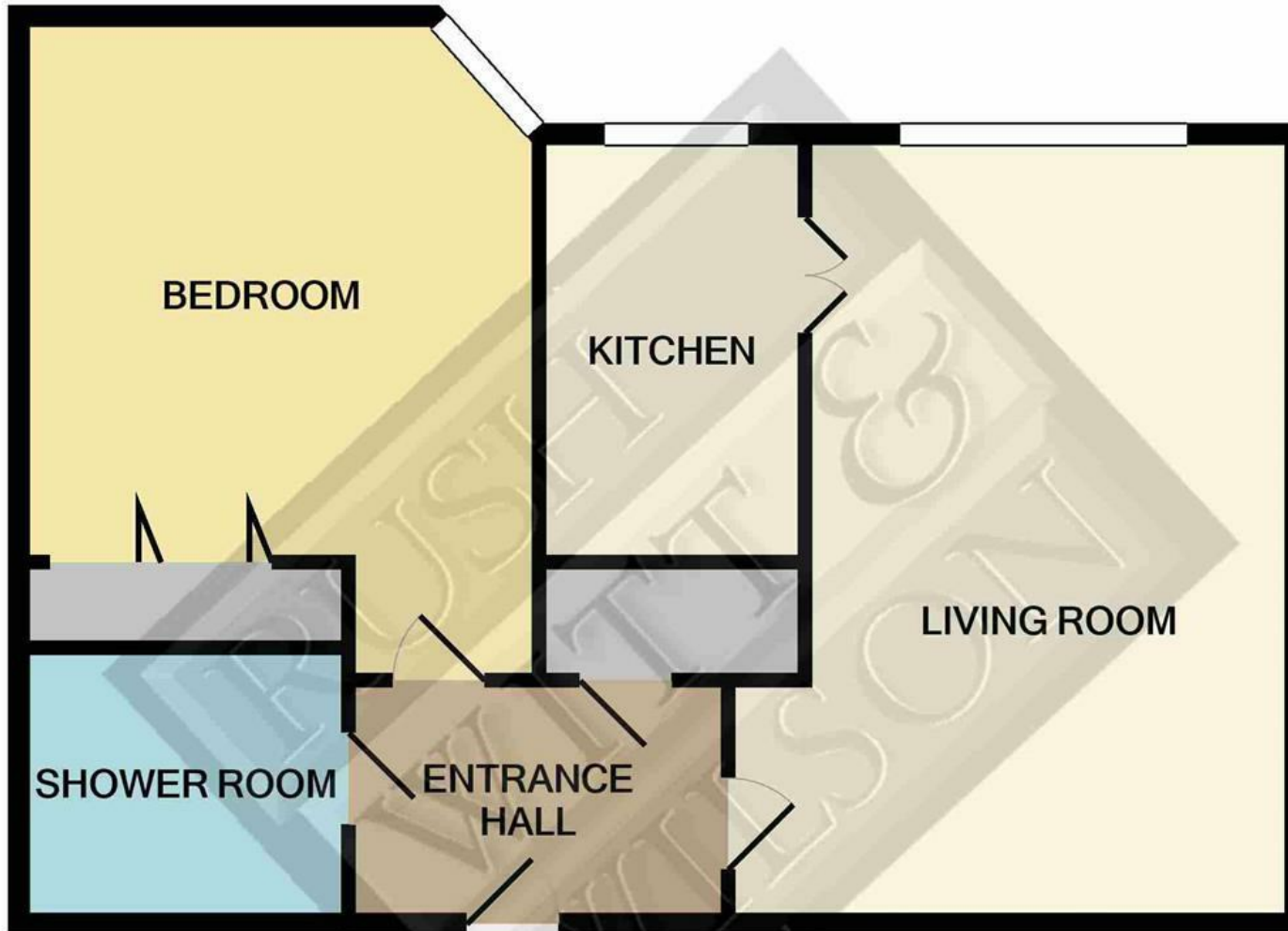
Beautifully presented with a host of different well stocked

flower, plant and shrub beds, pergola and patio areas facing the westerly elevation, off road parking is available to the rear of the property.

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 525 SQ.FT. (48.8 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

Made with Metropix ©2021



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



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