

**RUSH
WITT &
WILSON**



**29 Bellview Court Cranfield Road, Bexhill on Sea, East Sussex TN40 1QG
£165,000**

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 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 Foyer

With 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 entryphone 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 real flame electric fire, window overlooks the southerly elevation with glimpse of the sea towards Bexhill town centre.

Kitchen

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

Window to the side elevation with 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

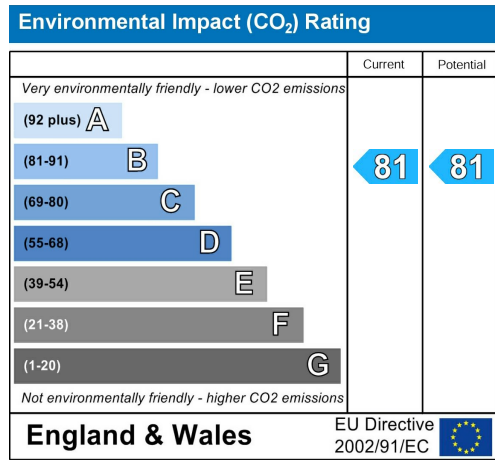
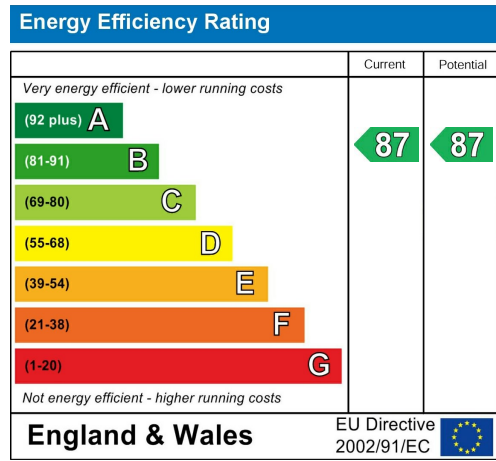
flower, plant and shrub beds, pergola and patio areas facing the westerly elevation, off road parking is available to the rear of the property.

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.







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