

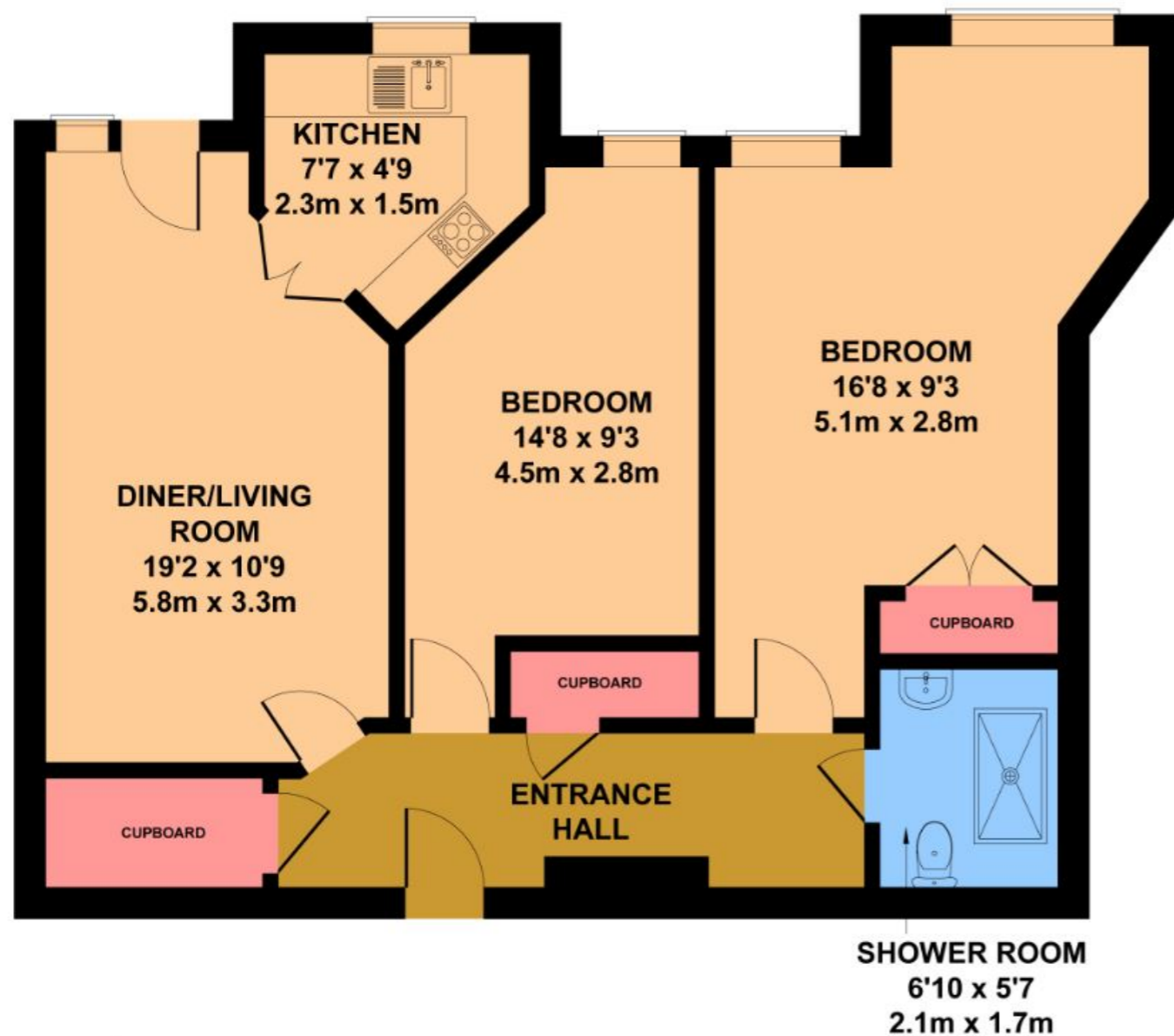


Bellview Court

£215,000

Flat 22, 7, Cranfield Road
Bexhill-on-Sea
East Sussex
TN40 1QG





APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)



Abbott & Abbott are offering a rare opportunity to acquire a two bedroom, purpose built, first floor retirement flat located adjacent to Bexhill Town Centre.

The spacious accommodation is just under 800sq ft and has uPVC double glazing and electric heating, two good size bedrooms and a 19ft living room with a Juliette balcony.

The block has an excellent range of communal facilities including a residents' lounge, a guest suite, a laundry, a lift, a residents' car park, and attractive and well-kept communal gardens. There is also an on-site Manager.

The property is ideally situated in the town, being close to the Railway Station and bus services, and within walking distance of the many shops and supermarkets, cafes and restaurants, and the beautiful seafront and beach are just a short walk away.

Bellview Court is a popular retirement block due to its excellent position, and the accommodation is arranged as follows:

Entrance Hall

Door entry phone, wall heater, coat cupboard, and an airing cupboard.

Living Room/Dining Room

5.8m x 3.3m (19' 0" x 10' 10")
Wall heater, phone point, TV point, alarm cord, and a door to the Juliette balcony.

Kitchen

2.3m x 1.5m (7' 7" x 4' 11")
Shaped kitchen, with a stainless steel single drainer sink with mixer tap, range of light coloured wall and floor storage cupboards, shelving, drawers, work surfaces, built in oven, hob, and hood, fridge and freezer, wall heater, alarm cord, and wall tiling,

Bedroom 1

5.1m x 2.8m (16' 9" x 9' 2")
Shaped room with a range of built in cupboards, two windows, a wall heater, and an alarm cord.

Bedroom 2

4.5m x 2.8m (14' 9" x 9' 2")
Wall heater, and an alarm cord.

Shower Room

Enclosed shower cubicle with support rail, WC, wash basin with vanity unit, wall heater, extractor fan, wall tiling, and an alarm cord.

Communal Facilities

Residents' lounge
Guest suite
Laundry
Residents' car park
Gardens

Other Information

Lease: approximately 108 years unexpired
Ground rent: £400pa
Service charge: approximately £3000pa

Council Tax Band: C
(Rother District Council)
EPC: 83B

**** AGE RESTRICTION - 55's AND OVER ONLY ****