



Flat 27 Bellview Court Cranfield Road,  
Bexhill-on-Sea, East Sussex TN40  
1QG



## PROPERTY DESCRIPTION

A well presented one bedroom first floor flat situated in this popular over 60's block close to Bexhill town centre and seafront. Benefitting from having no onward chain, accommodation comprises; Entrance Hall, Living Room with BALCONY, Kitchen, shower room, communal facilities including lounge, laundry room, gardens and guest suite. EPC -B

## FEATURES

- One Bedroom First Floor Apartment
- Situated In This Popular Over 60's Development
- No Onward Chain
- Communal Lounge and Facilities
- Communal Garden
- Private Balcony
- Close to Seafront and Local Amenities
- Residents Parking
- Council Tax Band - B
- Shower room refitted in 2024





## ROOM DESCRIPTIONS

### Entrance

Communal entrance with security intercom leading to Communal hallway with stairs or left to 1st floor landing with private front door with security spy hole, leading to entrance hall with large walk-in storage cupboard housing hot water tank, consumer unit and electric meter.

### Living Room/Dining room

19' 8" x 10' 9" (5.99m x 3.28m) With feature fireplace, electric night storage heater, telephone point, TV aerial point, double glazed door with double glazed windows to the side leading onto balcony.

### Private balcony

Facing in a westerly direction with wrought iron railings and overlooking pretty communal gardens.

### Kitchen

7' 7" x 7' 1" (2.31m x 2.16m) With range of fittings comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric oven with cupboards above and below, four ring ceramic hob with extractor fan over, undercounter built-in fridge and separate freezer, part tiling to walls, wall mounted dimplex heater, double glazed window with westley aspect overlooking communal gardens.

### Double Bedroom

13' 9" x 9' 1" (4.19m x 2.77m) With built-in double wardrobe with concertina glass doors, night storage heater, TV aerial point, double glazed window with westerly aspect.

### Shower room

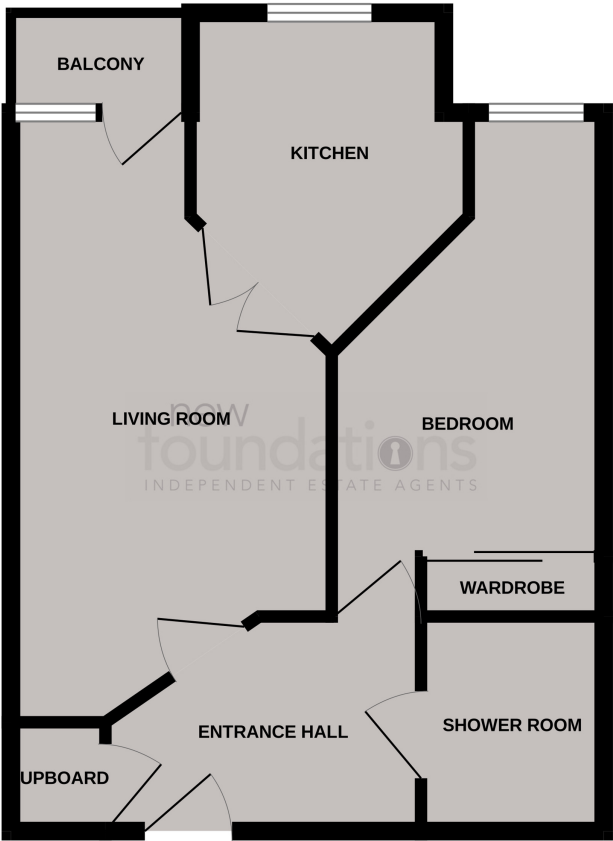
Having been recently re-fitted with large open shower cubicle with glass screen with chrome fittings having overhead shower and additional hand shower, low level WC, wash hand basin with mixer taps and storage cupboards below, shaver point, wall mounted electric heater, extractor fan.

### NB

We have verbally been advised the lease has 106 years remaining. Ground rent is £247.50 every 6 months. Current maintenance is £2759.64 per annum. This is a self managed block and the residents have appointed Oakfields to manage.

FLOORPLAN

GROUND FLOOR



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

