



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£239,950 Flat 1, 30 Cantelupe Road, Bexhill-on-Sea TN40 1HL
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Located just a 115 yard walk from the iconic seafront promenade, this ground floor flat boasts abundant character and charm. Among the features of this property are a private entrance, an abundance of natural light, no onward chain, and a new lease term to be added during the transaction. Accommodation comprises a private entrance through to the hall. A large bay window overlooks the garden in the lounge/diner, and ample room is provided for living room and dining room furniture. Two double bedrooms are included in the apartment, one with built-in wardrobes and the other looking out onto the sunny south side sun room with doors to the rear garden. The fitted kitchen has space for appliances and there is a newly installed modern shower room. Whilst elements of the property have been updated under current ownership, there is abundant further potential for a prospective buyer to create a stunning and characterful home just off the seafront promenade.

Flat 1, 30 Cantelupe Road, Bexhill-on-Sea,
East Sussex, TN40 1HL

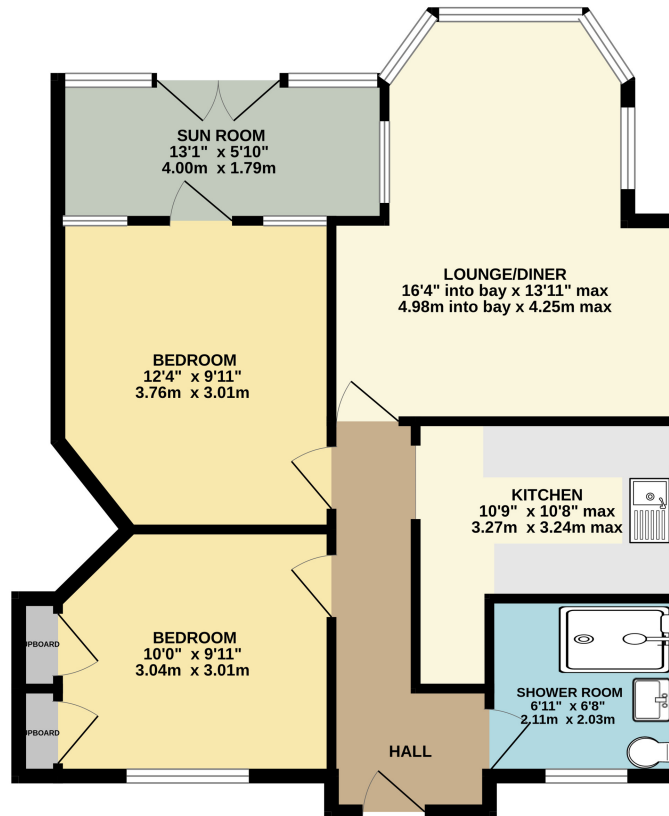
 2 Bedroom  1 Bathroom  2 Reception



Key Features:

- Ground Floor Apartment With Character & Charm
- 115 Yard Walk To Seafront Promenades
- New Lease Term To Be Added
- Private South Facing Garden
- Newly Fitted Shower Room
- No Onward Chain

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Lease & Maintenance Information

Tenure - Leasehold
 Remaining lease term - The owner will be extending the current lease term during the transaction
 Maintenance charge - Currently £840 per quarter allowing for roof repairs, ordinarily the maintenance charge is approximately £480 per quarter.
 Ground rent - £100 per annum
 Permission for pets and sub-letting needs to be sort from the freeholder.

Location

Located just one road back from the iconic seafront promenade and a short distance from Bexhill town centre, where you can find an array of well regarded restaurants and shopping facilities. Bexhill mainline railway station in just 0.6 miles away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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