



Flat 31, Bellview Court Cranfield Road,
BEXHILL-ON-SEA TN40 1QG



PROPERTY DESCRIPTION

A one bedroom second 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 Juliet Balcony, Kitchen, Bathroom, Communal Garden. EPC - C

FEATURES

- One Bedroom Second Floor Apartment
- Situated In This Popular Over 60's Development
- No Onward Chain
- Communal Lounge and Facilities
- Communal Gardens
- Juliet Balcony
- Close to Seafront and Local Amenities
- Vacant Possession
- Residents Parking
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door, stairs or lift rising to the second floor landing.

Entrance Hall

Accessed via private front door, security intercom handset, emergency care line system, door to good sized storage cupboard housing hot water heater with shelving.

Living Room

19' 6" max x 10' 9" (5.94m x 3.28m) Double glazed window and door with the latter opening onto the Juliet balcony and overlooking the rear of the property, wall mounted electric storage heater, television point, telephone point, emergency pull cord, double doors leading to kitchen.

Kitchen

7' 7" max x 7' 0" (2.31m x 2.13m) Double glazed window having an outlook over the rear of the property, single bowl stainless steel sink unit with mixer tap with cupboards and drawers below, further range of cupboards and drawers with working surface over, range of matching wall mounted cupboards, part tiling to walls, built-in and concealed fridge and built-in freezer, tall storage unit housing electric oven with cupboards above and below, built in four ring electric hob with extractor hood over, wall mounted heater, emergency pull cord.

Bedroom

13' 8" x 9' 1" max (4.17m x 2.77m) Double glazed window having outlook over the rear of the property, television point, telephone point, emergency pull cord, wall mounted electric storage heater, double wardrobe with mirror fronted bifold doors.

Bathroom

Three piece suite comprising; panelled bath with chrome fittings and handrail with independent shower above, tiled walls, vanity unit with inset wash hand basin and cupboard below, low-level WC, electric heater, strip light with shaver point, extractor fan.

NB

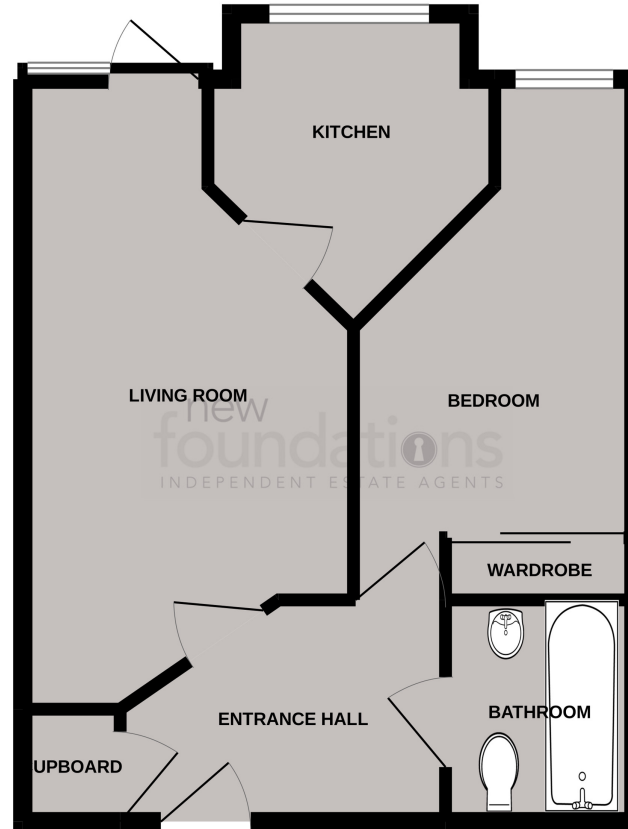
The property also benefits from the use of a communal laundry room and a range of facilities including communal lounge. Outside of the property there is good size lawn communal gardens with an area of residence parking on a first come first serve basis.

We have been advised that the maintenance for the last 6 months was £1,168.21 and the ground rent is £212.50 The lease is 125 years from 2006



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

