



20a Cantelupe Road, Bexhill-on-Sea,  
East Sussex TN40 1HL



## PROPERTY DESCRIPTION

CHAIN FREE. A characterful two bedroom ground floor GARDEN flat situated a stone's throw from Bexhill Seafront and only a short walk from Bexhill Town Centre & train station. The accommodation comprises; private entrance leading to entrance hall, westerly aspect lounge with bay window, fitted kitchen, two good size double bedrooms and a modern shower room. Outside there is a private garden at the front which also extends to the side with the latter being west facing, there is a GARAGE & OFF ROAD PARKING. EPC - D

## FEATURES

- Two Bedroom Ground Floor Flat
- Walking Distance To Bexhill Seafront And Town Centre
- Angled Sea Views
- Private Garden
- Garage With Parking In Front
- Share of The Freehold and Long Lease
- No Onward Chain & Vacant Possession
- Modern Shower Room
- Presented In Good Order
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Private Entrance Hall

Door leading to private entrance hall with radiator, two built-in storage cupboards with one housing wall mounted combination gas boiler, door to living room.

### Living Room

19' 3" into bay x 17' 2" narrowing to 14' 1" (5.87m x 5.23m) With double glazed bay window facing in a westerly direction with some angled sea views, a range of built-in storage below, attractive feature fireplace with surround, telephone point, TV point, picture rails, radiator.

### Kitchen

14' 1" max x 10' 1" (4.29m x 3.07m) With single bowl stainless steel sink unit with mixer tap and cupboard below, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, tall storage unit housing built in electric oven, built-in four ring gas hob with extractor over and cupboards to either side, space for undercounter washing machine and slimline dishwasher, space for freestanding fridge freezer, frosted glass double glazed window and door leading onto rear of property, radiator.

### Bedroom 1

19' 1" max x 8' 0" max (5.82m x 2.44m) Two double glazed windows with outlook to the front of the property, range of built-in cupboards comprising; two sliding wardrobes and one single cupboard, radiator.

### Bedroom 2

11' 3" x 10' 6" (3.43m x 3.20m) With double glazed window giving outlook to the front of the property, radiator, built-in wardrobe, inset storage nook.

### Shower Room

Comprising; tiled shower cubicle with glass screens and chrome fitments, wall mounted electric shower, shower seat, pedestal wash hand basin, low level WC, two frosted glass double glazed windows, extractor fan, part tiling to walls, chrome ladder radiator.

### Outside

The property has the benefit of wrap around private gardens with a series of flower beds and shrubs. A low maintenance garden which is mainly to patio, areas laid with pebble stones, timber shed, further area with shrubs and seating area ideal for entertaining, screened by brick wall with additional trellis.

The property also has the benefit of a garage located en-bloc measuring 15' 3" x 7' 6" (4.65m x 2.29m) with metal up and over door and an area of off road parking in front of the garage.

### NB

We have been verbally advised that the property is held on a 999 year lease from 1960. We have also been advised that the property is to be sold with a 1/3 share of the freehold, and that the maintenance is on an as and when basis when required.

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+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> | 58                      | 70        |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

