



53b Cantelupe Road, Bexhill on Sea  
TN40 1HZ



## PROPERTY DESCRIPTION

A bright, spacious and beautifully presented three bedroom, two reception ground floor flat located just one road back from the seafront and also a short distance from Bexhill town centre and train station. The accommodation comprises; entrance vestibule, good size entrance hall, dual aspect lounge with sea glimpses, dining room with French doors leading to the garden, modern re-fitted kitchen, three bedrooms with the master being dual aspect, bathroom and separate WC. Outside the property boasts a beautiful PRIVATE REAR GARDEN and OFF ROAD PARKING for two cars. To be sold with a share of freehold. EPC - D.

## FEATURES

- Three Bedroom, Two Reception Ground Floor Flat
- Bright, Spacious And Well Presented Throughout
- Private Entrance
- Dual Aspect Lounge With Sea Glimpses
- Dining Room With French Doors And Archway Leading To The Modern Re-Fitted Kitchen
- Located Just One Road Back From The Seafront And Within Easy Reach Of The Town Centre & Train Station
- Immaculate Private Garden
- Off Road Parking For Two Cars
- Share Of Freehold
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Vestibule

Accessed via UPVC front door.

### Entrance Hall

Picture rail, storage area, airing cupboard housing gas fired boiler.

### Lounge

5.87m x 3.93m (19' 3" x 12' 11") A bright and spacious dual aspect room with double glazed window to the side with sea glimpses and bay window to the front, features including, ceiling coving, window seating, picture rail, fireplace, two radiators, television point.

### Dining Room

3.66m x 3.23m (12' 0" x 10' 7") Double glazed double doors leading to the garden, plate rail, radiator, archway through to;

### Kitchen

4.75m x 2.14m (15' 7" x 7' 0") Double glazed window overlooking the garden, a re-fitted kitchen comprising; a range of laminate wood effect working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric oven and grill, space for washing machine, dishwasher and fridge/freezer, vertical radiator.

### Bedroom One

4.03m x 3.56m (13' 3" x 11' 8") A bright and spacious dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, radiator, picture rail.

### Bedroom Two

2.60m x 2.79m (8' 6" x 9' 2") Double glazed window with outlook to the front of the property, radiator.

### Bedroom Three

2.61m x 2.61m (8' 7" x 8' 7") Double glazed window with outlook to the front of the property, radiator.

### Bathroom

Double glazed patterned window to the side, fitted suite comprising; panelled bath with thermostatic shower over and fitted screen, pedestal wash hand basin, chrome heated ladder style towel rail, extractor fan, tiled walls.

### Separate WC

Double glazed patterned window to the side., low level WC, wall mounted wash hand basin, tiled walls, radiator.

### Outside

The front of the property is approached via a block paved driveway providing off road parking for two cars, gated side access.

There is a good size rear garden with large patio area ideal for table and chairs, timber framed shed, timber framed summer house, paved side area with storage cupboard, water tap, gated side access, the remainder of the garden is laid to lawn with mature tree and shrub borders, enclosed with panelled fencing.

### NB

We have been verbally advised of the following;

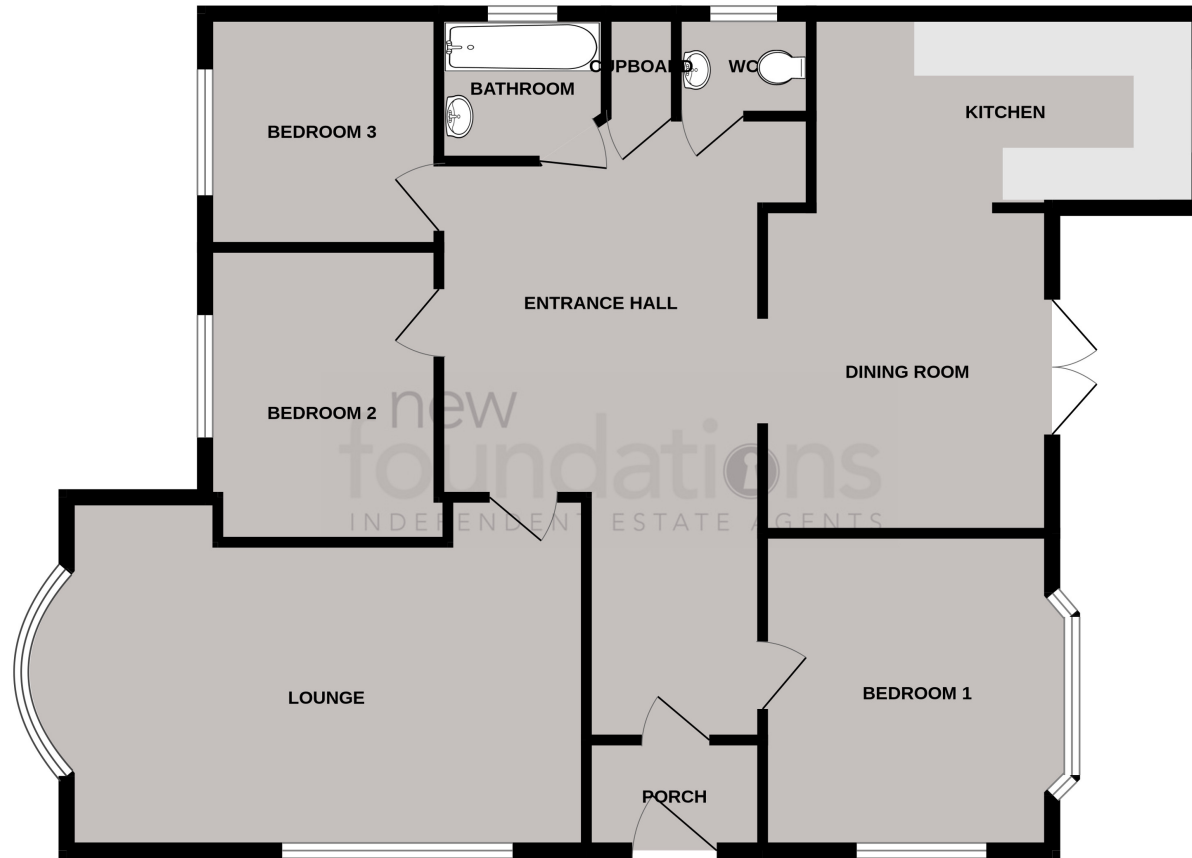
50% share of freehold

50% share of maintenance on an as and when basis  
999 year lease from 1958

The roof and wall ties were replaced in 2019

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	74
(39-54)	<b>E</b>		
(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	

