



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

8 Sydenham Court, Cantelupe Road, Bexhill-on-Sea
£230,000 TN40 1JQ
2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This recently renovated purpose-built apartment comes with a share of freehold and no onward chain. Just over 200 yards from the iconic seafront promenade and mainline railway station in the heart of Bexhill town centre. Accommodation includes a well-kept communal entrance hall with stairs and lift access to the second floor. The entrance hall leads to the lounge/diner filled with abundant natural light and a door leading out to the south-facing balcony with sea views. The modern fitted kitchen features matching wall and base units with an integrated oven, hob and fridge/freezer. Additionally, the apartment has two bedrooms and a modern shower room. The apartment comes with a long lease term and allocated parking.

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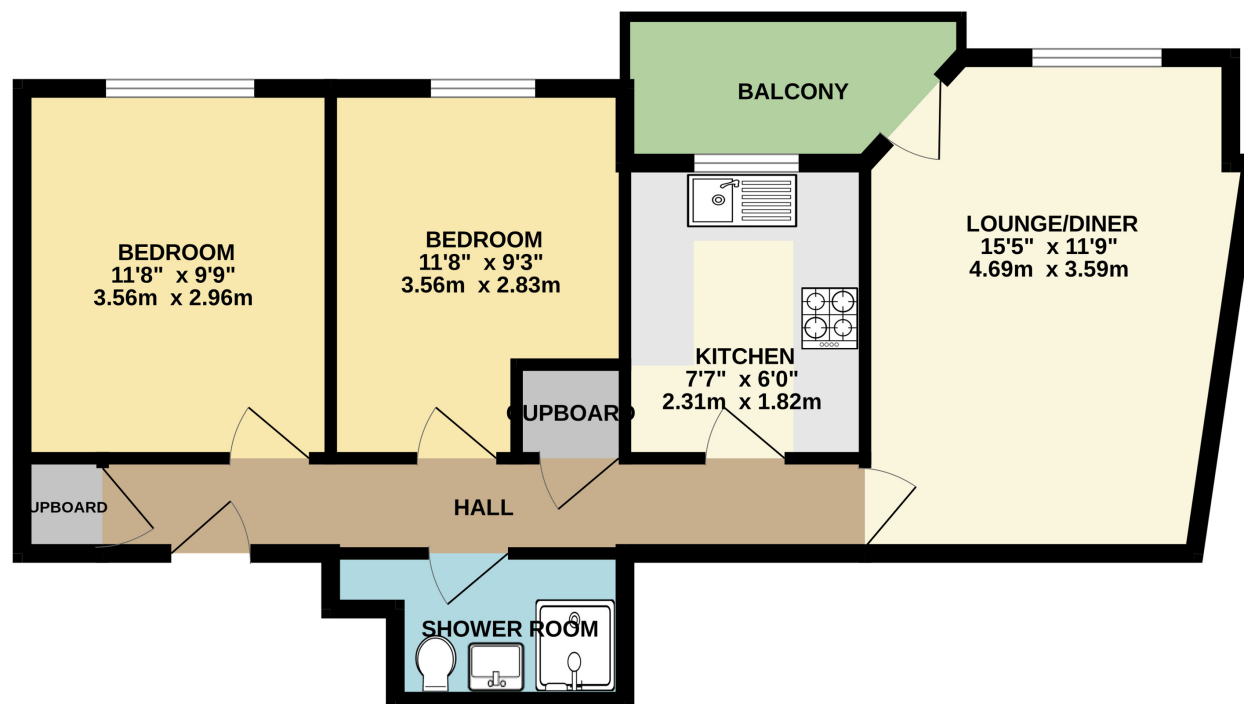
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Second Floor Purpose Built Apartment
- Recently Refurbished
- Share Of Freehold
- Lift Access To Second Floor
- Just Over 200 Yards To Seafront Promenades
- Allocated Underground Parking
- No Onward Chain
- South Facing Balcony

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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	74	79
(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	

Lease & Maintenance Information

Tenure - Share of freehold

Lease term - In excess of 900 years

Maintenance charge - £865 six monthly including water rates

Ground rent - NA

Not available as a buy to let property.

Location

The apartment is located in Bexhill town centre, just over 200 yards from the iconic seafront promenade. Within walking distance, you will find an array of well-regarded restaurants and local shopping facilities. Bexhill mainline railway station is within walking distance and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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