



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

5 Brassey Court, Cantelupe Road, Bexhill-on-Sea, East  
Sussex TN40 1JH  
**£350,000**  
Offers Over

3 Bedroom

2 Bathroom

2 Reception



## AT A GLANCE...

Offering a share of the freehold and a private south-facing balcony with sea views, this apartment is truly exceptional. Under 200 yards from the iconic seafront promenade and town centre, this period property offers beautifully presented accommodation with a wealth of character and charm, including; A well-kept communal entrance with stairs to the second floor. The spacious inner hall leads to the dual aspect living room with a feature fireplace and double doors opening out to the south-facing balcony, where you can enjoy alfresco dining and sea views. There is a separate dining room and a modern fitted kitchen with an integrated oven & hob and space for appliances. A distant sea view can be enjoyed from the master bedroom, which has an en-suite shower room. The apartment boasts two further double bedrooms one with a walk-in wardrobe and a modern bathroom suite. Furthermore, there is a share of the freehold, double glazing, gas central heating, and parking.

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### Key Features:

- Exceptional Apartment Under 200 Yards From Bexhill Seafront
- South-Facing Balcony
- Modern Kitchen
- Share Of Freehold
- Three Double Bedrooms
- Sea Views
- Two Bathrooms
- Living Room & Separate Dining Room

## 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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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Location

The apartment is located in Bexhill town centre, just under 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.

### Lease & Maintenance Information

Tenure - Share of freehold  
 Maintenance charge - £125 per month  
 Ground rent - N/A  
 Pets permitted with permission.

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