



Flat 1, 57 Cantelupe Road, Bexhill-on-  
Sea, East Sussex TN40 1PP



## PROPERTY DESCRIPTION

A well presented 2 bedroom ground floor flat with a small private garden. Conveniently situated in this sought after road just off Bexhill Seafront and overlooking the gardens of Bexhill United Reformed Church. Other notable features include recently refitted kitchen and bathroom, separate dining room, gas boiler and radiators and double glazing. EPC - D

## FEATURES

- Ground Floor Flat With Private Garden
- Two Bedrooms and Two Reception Rooms
- Very Popular Location Just Off Bexhill Seafront
- Well Presented By Current Owners
- Refitted Kitchen and Bathroom
- Gas Boiler and Radiators
- Council Tax- B





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Communal entrance door leading to communal entrance hall with private front door leading to private entrance hall.

### Private Entrance Hall

With security intercom phone, built in storage cupboard.

### Living Room

20' 4" max into bay x 13' 8" (6.20m x 4.17m) With fireplace, two radiators, TV point, picture rail, ornate ceiling coving, large double glazed bay window with pleasant outlook over Bexhill United Reformed Church gardens and with sea glimpses.

### Bedroom 1

16' 9" max into door recess x 12' 6" (5.11m x 3.81m) With picture rail, radiator, double glazed window with outlook to the rear.

### Dining Room

14' 5" max x 8' 9" (4.39m x 2.67m) With radiator, wall mounted combination gas boiler. fitted cupboards into chimney breast recess. double glazed window.

### Kitchen

9' 9" x 9' 3" (2.97m x 2.82m) Having been refitted with selection of shaker style white units comprising; butler sink with storage cupboard below and mixer tap and further cupboards with a mixture of solid wood wooden surfaces granite, fitted baby blue Smeg range cooker with Smeg cooker hood over, space for undercounter fridge and freezer, tiled floor, radiator, double glazed window, archway to inner lobby.

### Inner Lobby

With tiled floor, double glazed door with double glazed windows to either side leading onto the rear garden.

### Bathroom

Having been refitted with a Victorian style suite comprising; roll top bath with mixer tap and shower over, pedestal wash hand basin, WC, radiator and additional chrome towel rail, part tiling to walls, tiled floor, ceiling spotlighting, extractor fan.

### Bedroom 2

12' 10" x 9' 11" (3.91m x 3.02m) With radiator, two double glazed windows overlooking the rear garden.

### Outside

There is an L shaped private rear courtyard garden, with outside tap, fenced all round with an area of gravel, further area of patio and a smaller area laid to slate.

### NB

The vendor has advised us that she will be offering the flat with an extended 152 year lease, the ground rent is £100pa, there is a service charge of approx £2000 per annum and the property is responsible for 33% of any maintenance on the building. The roof was replaced 2 years ago and the outside is due to be decorated next year.

# 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>	64	77
(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	

