



Flat 2, 49 Cantelupe Road, Bexhill-on-Sea, East Sussex, TN40 1NB

Immaculate & Spacious Two Bedroom 1st Floor Apartment £219,950 - Leasehold Share of Freehold







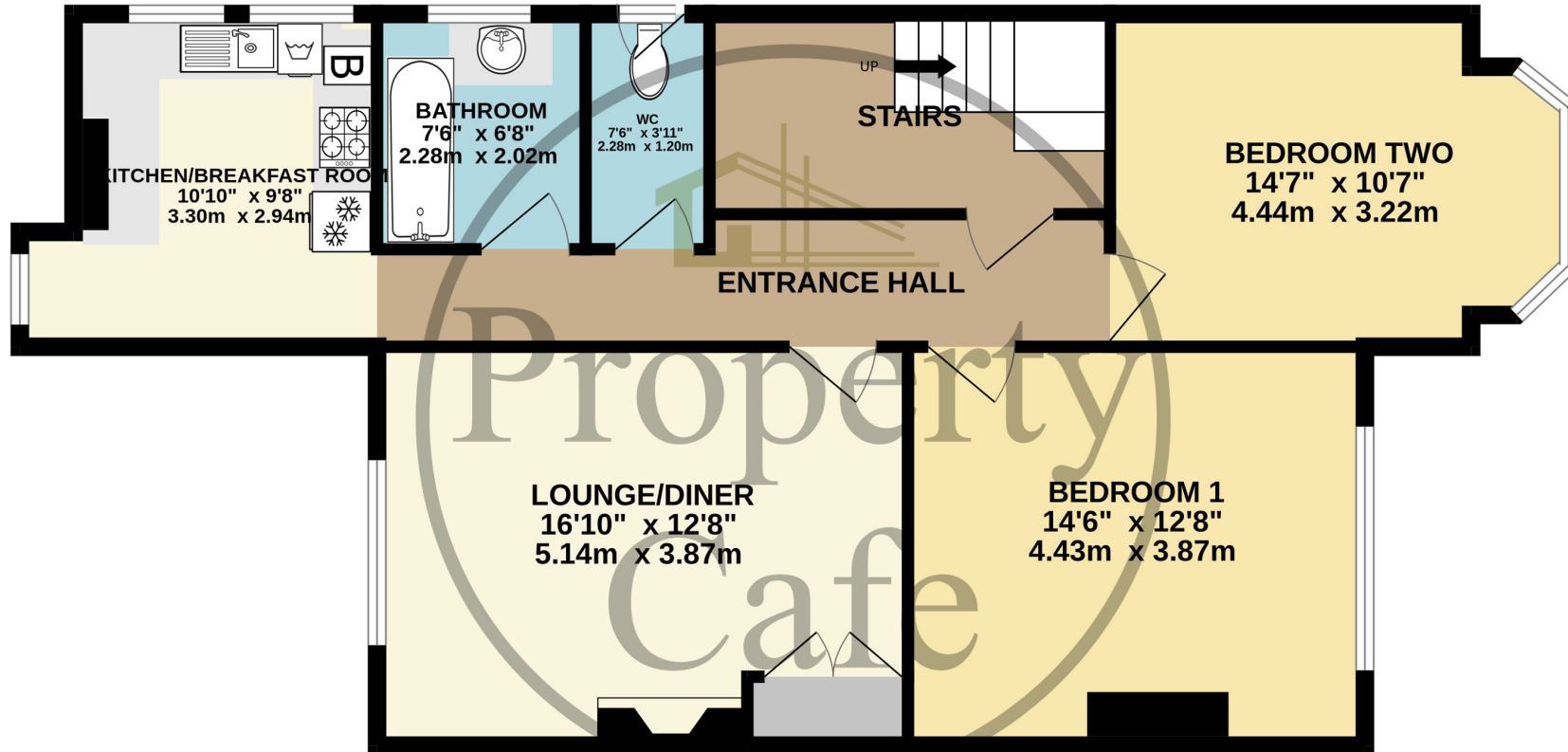
Property Café are delighted to present to the market this immaculately presented first floor flat situated in a sought after residential location just a short distance from Bexhill's bustling town centre with it's array of independent shops, bars/restaurants, mainline railways station and stunning seafront promenade. Accommodation and benefits include; A secure communal entrance area with entry phone system; Inner flat hallway giving access to all internal rooms; Spacious Lounge/diner with feature fireplace; A modern fitted kitchen/breakfast room benefitting from ample cupboard & worktop space in addition to an integrated microwave, electric oven & hob as well as space for freestanding white goods; Two generous double bedrooms both with pleasant outlooks; Modern fitted bathroom comprising of bath & overhead shower, wash basin and part tiled walls; Separate WC. The property is offered for sale in excellent decorative order throughout, gas central heated, double glazed and with period features. Sold With no onward chain, we recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - 990 years \* Service Charge - As & when (split equally three ways) \* Ground rent - N/A





**FIRST FLOOR**  
**881 sq.ft. (81.9 sq.m.) approx.**




**TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1616.97  
**Parking Types:** On Street.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (63)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.

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>		78
(55-68) <b>D</b>	63	
(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	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Two Bedroom 1st Floor Flat For Sale
  - Spacious Lounge/Diner
- Modern Fitted Kitchen/Breakfast Room
  - Two Double Bedrooms
- Modern Fitted Bathroom & Separate WC

- Immaculately Presented Throughout
- Double Glazed & Gas Central Heated
- Sought After Town Centre Location Walking Distance To Sea & Transport Links
  - Sold With No Onward Chain
  - Viewing Highly Recommended