



8 Sydenham Court, Cantelupe Road,
Bexhill-on-Sea, East Sussex TN40 1JQ



PROPERTY DESCRIPTION

Rarely available. A 2 bedroom purpose built second floor flat in this ideally situated location, adjacent to the town centre of Bexhill, seafront and train station. The property has been refurbished and now offers immaculate presentation with refitted kitchen with built in appliances and stylish shower room together with new flooring, decorations, light fittings and combi boiler. In addition the property has all principal rooms facing south and has wonderful sea views from the majority of them, underground parking, share of freehold and long lease. TO BE SOLD VACANT. EPC-C

FEATURES

- All principal rooms facing south with wonderful sea views
- Ideally located for Bexhill town centre, seafront and Train station
- Newly refurbished
- South facing private balcony
- Share of freehold and long lease.
- Underground parking
- Rarely available in this popular block
- Council tax - B
- VACANT POSSESSION





ROOM DESCRIPTIONS

Communal Entrance

Communal entrance door with security intercom with stairs and lift to second floor landing.

Private Entrance Hall

Private front door leading to private entrance hall with 2 built in storage cupboards, radiator, security intercom phone.

Living Room

14' 7" narrowing to 8' 8" x 12' 2" (4.45m narrowing to 2.64m x 3.71m) With radiator, TV point, Double glazed window enjoying wonderful sea views looking down sea road. Double glazed door leading to private balcony.

Private Balcony

Southerly facing with sea views

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m) Having been refitted and now comprising one and a half bowl single drainer sink unit with cupboards below. Further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with four ring ceramic hob and extractor fan over, concealed washing machine, space for fridge freezer, cupboard housing wall mounted combination boiler, double glazed southerly facing window with sea view.



Bedroom One

11' 8" x 9' 6" (3.56m x 2.90m) With radiator, double glazed southerly facing window.

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m) With radiator, double glazed south facing double glazed window with sea glimpses.

Shower Room

Having been refitted with large shower tray, glass, screen, overhead, shower and built-in hand, shower, wash hand basin with mixer tap and cupboard below, concealed cistern low level WC, black heated towel rail, tiling to walls, extractor fan.

Outside

The property has an allocated parking space in the underground section of the car park.

NB

The property is held on a 999 year lease from 1980 and has a share of the freehold. We have also been verbally advised that the maintenance charges are £1945.15 per annum which covers water and sewage.

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>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

