



10d Cantelupe Road, Bexhill-on-Sea, East Sussex, TN40 1JG

Immaculate Three Bedroom Period Apartment For Sale With Stunning Views £325,000 - Leasehold Share of Freehold

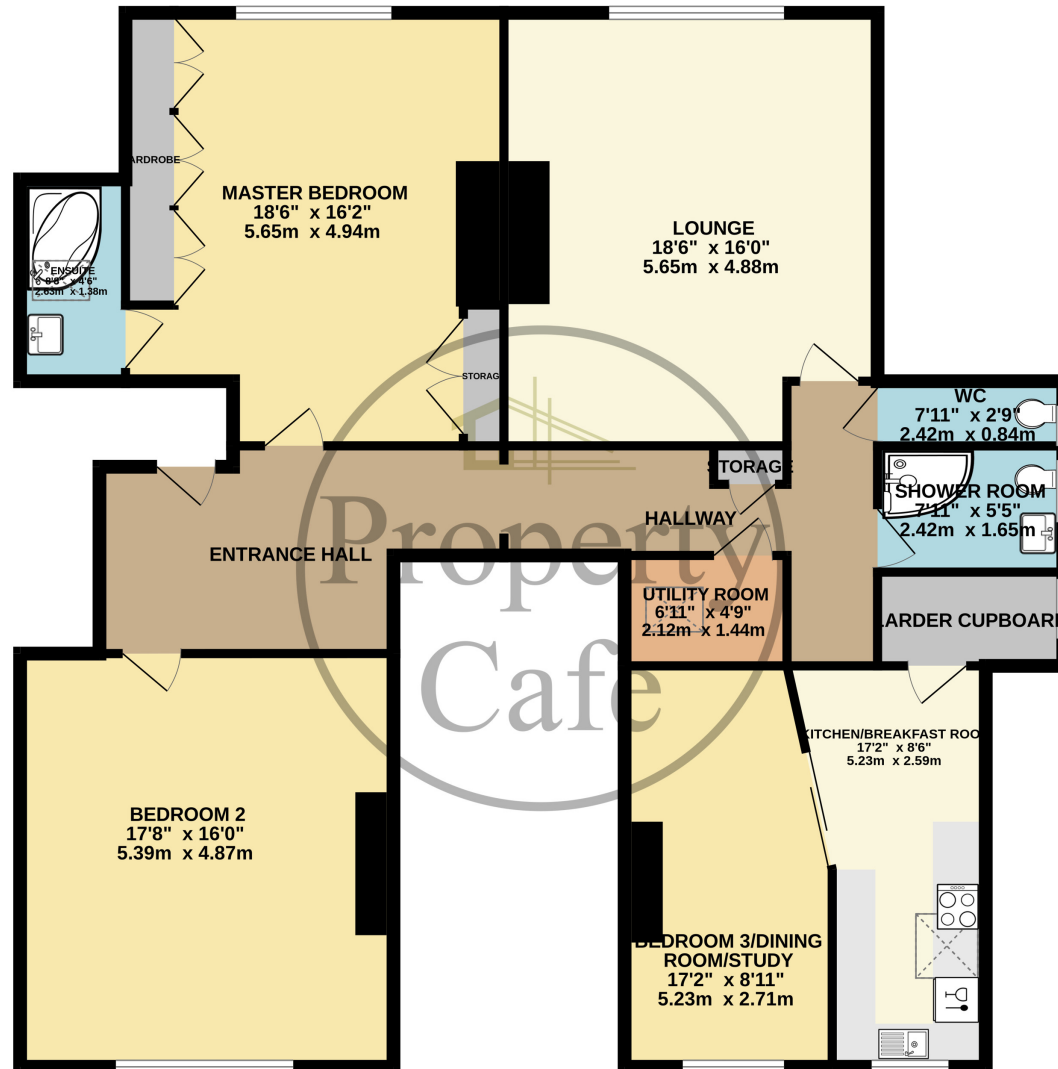




Property Cafe are delighted to present to the market this immaculate & extremely spacious, three bedroom, period apartment for sale with far reaching views; Accommodation and benefits include; A secure communal entrance area with entry phone system; Generous inner entrance hall; Spacious south facing lounge offering ample space to relax & entertain whilst boasting far reaching views & sea glimpses; Modern fitted kitchen breakfast room including a large larder cupboard, ample base units & worktop space in addition to integrated appliances including electric oven, hob and dishwasher; Separate utility room; Two vast bedrooms the master benefitting from fitted wardrobes and an en-suite bathroom with corner bath and wash basin; A third double bedroom which equally could be used as a separate dining room/study; Modern fitted shower room comprising of a walk-in shower cubicle, wash basin & WC; A further separate WC perfect when accommodating guests or family. This apartment is offered for sale in excellent condition throughout having been refurbished to a high spec, gas central heated, double glazed and with stunning views. We recommend you view at your earliest convenience.



2ND FLOOR FLAT
1486 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.0 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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Bedrooms: 3
Receptions: 1
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (62)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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 very close proximity to both Bexhill's manicured seafront and town centre. Bexhill offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Immaculate Three Bedroom Period Apartment For Sale
 - Stunning Far Reaching Views & Sea Glimpses
 - Modern Fitted Kitchen/Breakfast Room
 - Separate Utility Room
 - Three Substantial Double Bedrooms
- Modern Fitted Family Shower Room & En-Suite Bathroom
 - Ample Storage Throughout
- Secure Communal Area With Entry Phone System
 - Share Of Freehold & Long Lease
 - Viewing Highly Recommended