



Flat 1, 17 Cantelupe Road, Bexhill On Sea, East Sussex, TN40 1JG

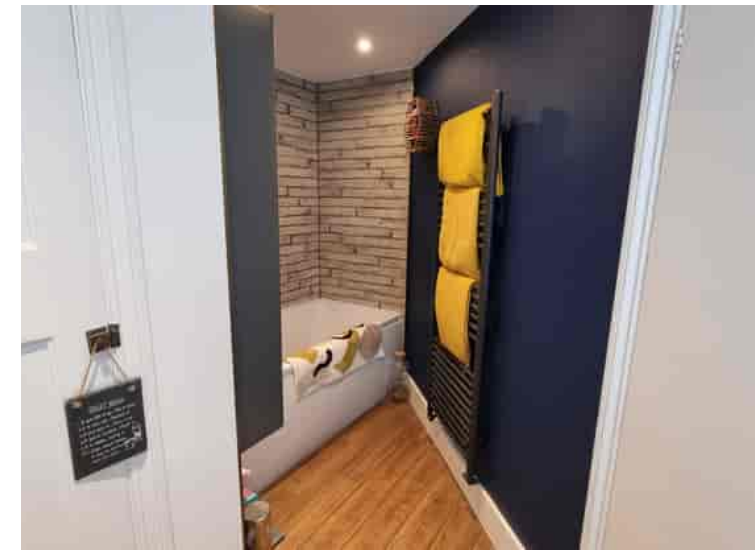
Guide Price( £300,000-£325,000) Immaculate Three Bedroom Garden Flat Close To Town Centre & Seafront £300,000



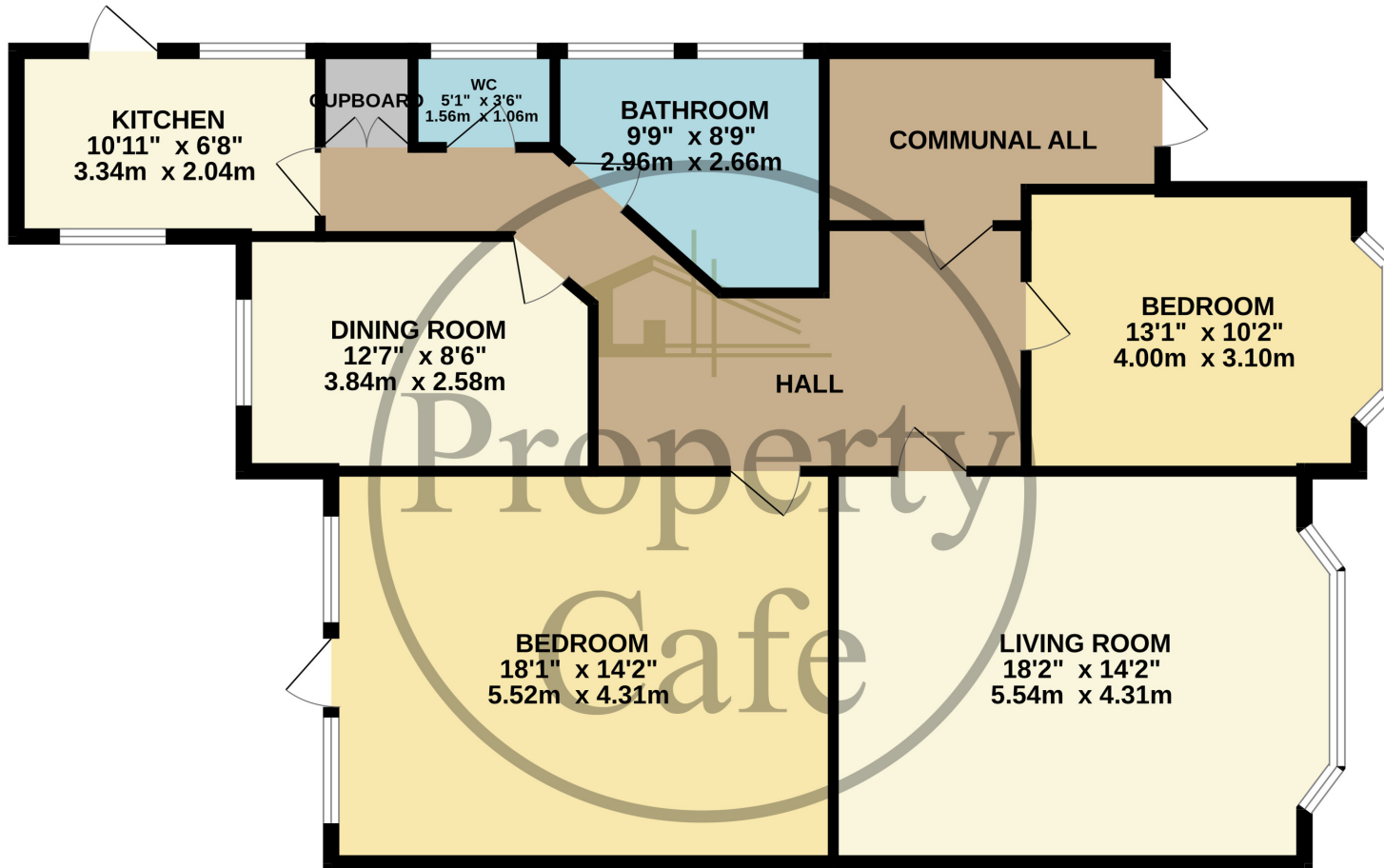


**Guide Price( £300,000-£325,000) Property Cafe are delighted to present to the market this extremely spacious and unique three bedroom hall floor garden flat for sale.** Located close to the town centre and seafront. Accommodation comprises of: An immaculate inner hall, a very South facing living room with feature bay window that allows plenty of natural light, ample space for a family dining table. As the adjacent photos will illustrate there is a tastefully designed modern fitted kitchen; A spacious master bedroom with built in wardrobes and access out to a decked area that leads to the rear garden; Two further double bedrooms; Modern fitted bathroom and separate WC. Externally the flat boasts a large private rear garden consisting of the previously mentioned decked area and lawn. This property is offered for sale in excellent condition throughout, gas central heated & double glazed, we recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which 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, a main pharmacy & main post office. There is a 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. **Tenure: Leasehold \*Leasehold length- 131 years \*Maintenance Charge: approximately £2000 annually \*Pets and sub-letting permitted.**



**GROUND FLOOR**  
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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**LEASE DETAILS: LEASE LENGTH 131 YEARS\*\* SERVICE CHARGE\_ APPROX £2000 PA\* .A Spacious Three Bedroom Hall Floor Apartment With Private Rear Garden \* Immaculate Throughout \* A Modern Fitted Kitchen \* Three Bedrooms \* Modern Fitted Bathroom & Separate W.C \* Central Heating & Double Glazed \* Private Rear Garden \* Raised Decked Patio Area \* A Well Managed Building & Long lease \* Low Outgoings \* Lovely Period Features \* A Beautiful Town Centre Apartment \* Viewing Highly Recommended \* Please Call 01424 224488**





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- Guide Price (£300,000-£325,000)
- Three Bed Hall Floor Apartment
- Spacious South Facing Lounge-Diner
- Beautifully Presented Decor Throughout
  - Modern Fitted Kitchen
  - Modern Fitted Bathroom
  - Immaculate Inner Hallway
- Separate WC
- Long Lease & Low Outgoings
- Lovely Period Charm & Features
  - Raised Deck Patio Area
  - Lovely Private Rear Garden
- Sought After Town Centre Location
  - Internal Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



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