



10D CANTELUPE ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 1JG

£350,000 LEASEHOLD SHARE OF FREEHOLD



### **ENTRANCE HALL**

Two entry phone systems, radiator, built-in eaves storage cupboard, airing cupboard, picture rail, radiator, carpet as fitted, doors to all rooms.

### **LOUNGE**

18' 3" x 16' 2" (5.56m x 4.93m) Double glazed window to the rear with far reaching sea views, feature fireplace with fitted mantle and surround, picture rail, two double radiators, television point, carpet as fitted.

### **KITCHEN**

17' 2" x 7' 9" max (5.23m x 2.36m max) Double glazed window to the rear, Velux style window to the side, fitted kitchen comprising range of matching wall and base units with fitted drawers and laminated work surfaces over, inset sink with chrome mixer spray tap over, inset four ring Samsung hob with fitted electric oven under, integrated dishwasher, part tiled walls, radiator, part wood panelling to walls, space for table and chairs.

### **WALK IN PANTRY**

Window to the side, space for fridge/freezer, ample space for shelving.

### **BEDROOM 1**

18' 3" x 14' 8" (5.56m x 4.47m) Three double glazed windows to the rear with far reaching views, built-in cupboards, built-in wardrobes, double radiator, carpet as fitted, door through to the en-suite bathroom.

### **EN-SUITE BATHROOM**

Velux style window to the side, corner bath with central chrome mixer spray attachment over, unit with two drawers underneath incorporating wash hand basin with chrome central mixer tap over, part tiled walls, chrome heated towel rail, fitted mirror, radiator, inset downlights, extractor fan.

### **BEDROOM 2**

17' 9" x 16' 3" (5.41m x 4.95m) Three double glazed windows to the rear, extensive range of fitted bedroom furniture to include: drawers and cupboards with work surfaces over, inset sink with chrome central mixer tap over and tiled splash-back, fitted wardrobes, radiator, carpet as fitted.

### **BEDROOM 3**

17' 2" x 9' 3" (5.23m x 2.82m) Two double glazed windows to the front, double radiator, carpet as fitted.

### **SHOWER ROOM**

Double glazed frosted window to the side, walk-in shower cubicle with chrome fitted shower over, fitted wash hand basin with central mixer tap over and cupboards under, concealed low level WC, part tiled walls, chrome heated towel rail, fitted mirror, extractor fan.

### **SEPERATE CLOAKROOM**

Double glazed frosted window to the side, low level WC incorporating a wash hand basin over with chrome mixer tap and tiled splash-back, laminated wood floor.

### **LAUNDRY ROOM**

Velux style window to the side, space and plumbing for washing machine with work surfaces over, wall mounted gas boiler, electric consumer unit.

### **AGENTS NOTES**

Freehold 1/7th Share

Lease 999 Years from 25th December 1960

Maintenance £100 per month to include window cleaning

Council Tax Band B

EPC Rating D

### **VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

### **DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



