



Flat 1, 3 Cranfield Road, Bexhill-on-Sea, East Sussex, TN40 1QB  
One Bedroom Ground Floor Apartment With Courtyard Garden Area £125,000

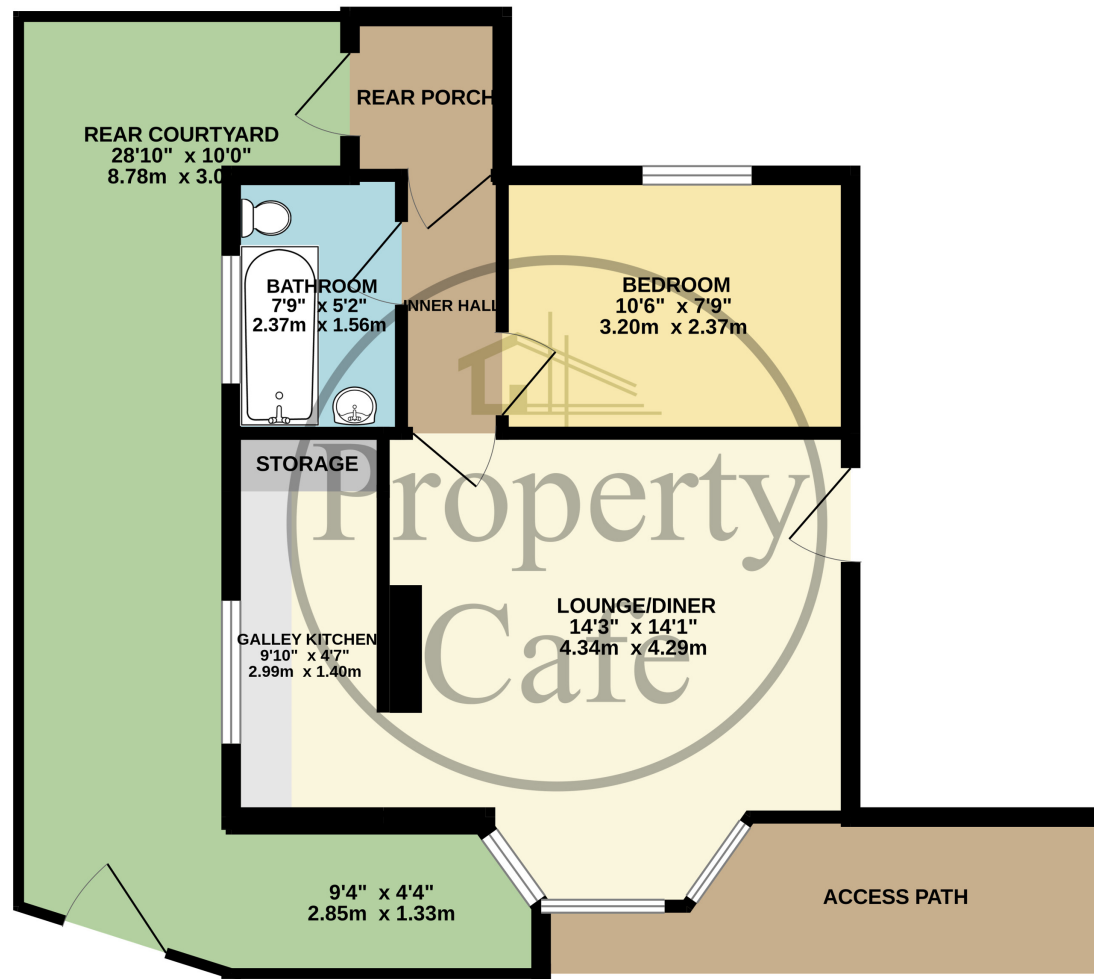




The Property Cafe is delighted to offer For Sale This One Bedroom Ground Floor Apartment situated in the heart of Bexhill town centre close to shops, bars, restaurants and the mainline railway station. Accommodation & Benefits Include: A communal Entrance Hall With Private Rear Entrance \* A Rear Porch / Lobby \* Bathroom With White Suite \* A Double Bedroom \* A Lounge/Diner with Bay Window \* A Galley Style Kitchen \* Gas Central Heating & Double Glazing \* A Neutral Colour Scheme \* Private Courtyard Garden \* Long 999 Year Lease \* Being Sold With No Onward Chain & Offering Scope & Potential \* To Arrange To View Please Contact Our Office Please Contact Our Office on 01424 224488.



**GROUND FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.8 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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\* Leasehold 999 years from 1970\* \*Service Charges £1,200 PA\* The property is situated in the heart 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 daily, 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.

- One Bed Ground Apartment
- Lounge-Diner With Bay Window
- Private Area/Courtyard Garden
  - Small Galley Style Kitchen
  - Fitted white suit bathroom.
- Situated In The Heart Of Bexhill
- Scope & Potential To Improve

- Ideal Town Centre Location
- Gas Central Heating (Serviced)
  - Long 999 Year Lease
- Residents Permit Parking Zone
- Excellent Scope & Potential
  - Sold With No Chain !!

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01424 224488