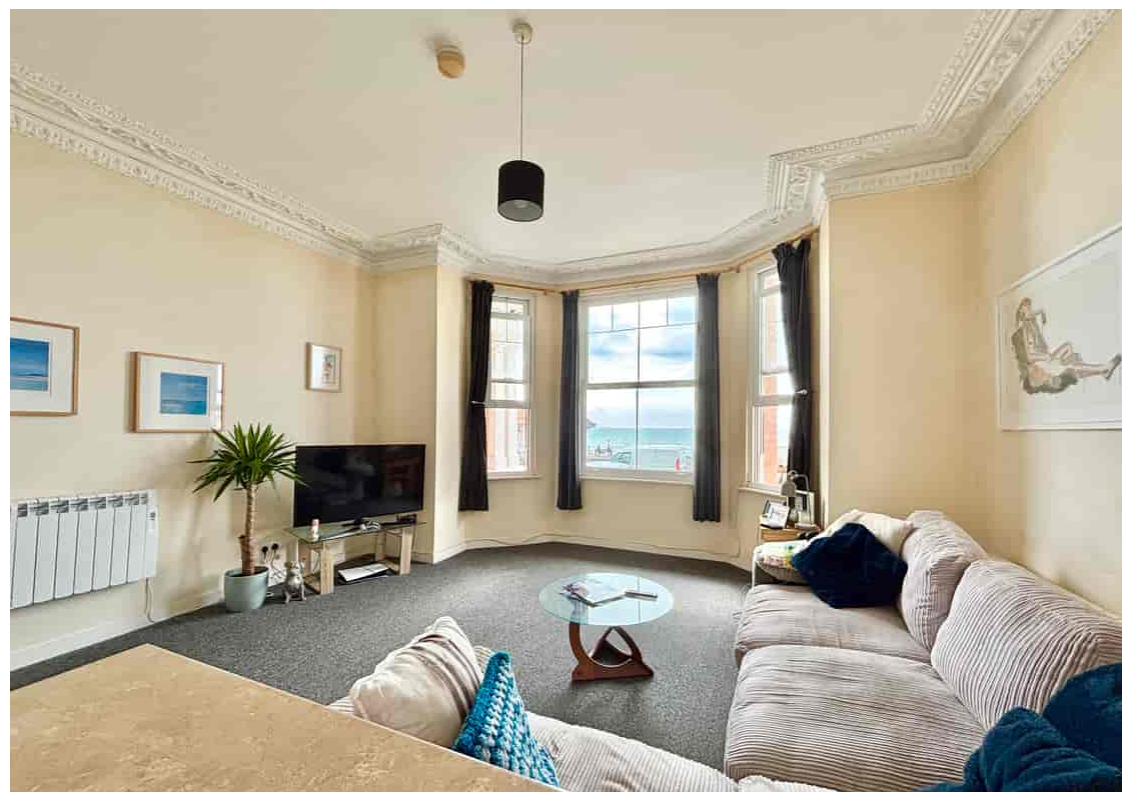




Flat 2 Cantelupe Court, De la Warr Parade, Bexhill On Sea, East Sussex, TN40 1JY
Spacious Hall Floor Seafront Apartment For Sale £139,950 - Leasehold Share of Freehold

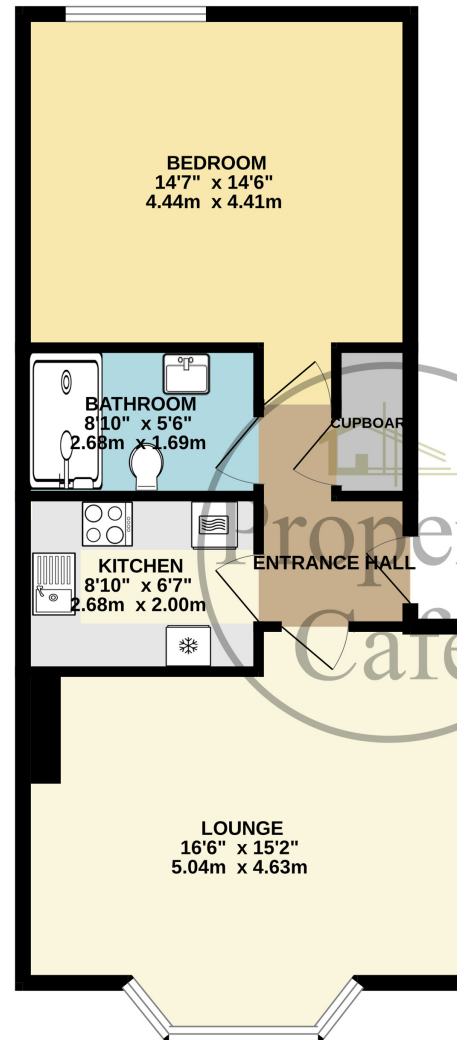




Property Café are delighted to present to the market this spacious, one bedroom, hall floor apartment set within a stunning period property overlooking Bexhill's stunning promenade. Accommodation and benefits include; A secure communal entrance area with entry phone system and well kept entrance hall; inner lobby area giving access to all rooms of the apartment including a large storage cupboard; Generous lounge/diner with feature bay window and stunning views to sea; Separate kitchen with ample cupboard & worktop space in addition to integrated appliances including fridge/freezer, electric oven & hob; A vast double bedroom to the rear of the building; Fitted shower room comprising of walk-in shower cubicle, wash basin & WC. The flat is offered for sale in neutral colour schemes throughout, extremely light & airy, double glazed and to be sold with no onward chain. We recommend you view at your earliest convenience.




GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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: 1
Receptions: 1
Council Tax: Band A
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (67)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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 right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of 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 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

- Hall Floor Seafront Apartment
 - Stunning Sea Views
 - Spacious Lounge/Diner
- Separate Kitchen With Integrated Appliances
 - Vast Double Bedroom

- Fitted Shower Room
 - Neutrally Decorated Throughout
- Secure & Well Presented Communal Areas
 - Sought After Central Location
 - Sold With No Onward Chain