



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£175,000** Flat 1, 7 Bellview Court, Cranfield Road, Bexhill-on-Sea  
1 Bedroom 1 Bathroom 1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale, this well presented retirement apartment. Situated on the ground floor of this well maintained retirement complex for the over 60's, the apartment offers accommodation in brief comprising; A secure communal entrance hall leading through to the apartment entrance. The entrance hall has a large storage cupboard and opens into the good-sized lounge/diner with a feature fireplace, ample space for both living room & dining room furniture and a door leading out to the communal gardens. There is a modern fitted kitchen comprising; A range of wall units and base units with laminated working surfaces. Integral appliances to include; Under counter fridge, under counter freezer, eye-level oven and electric hob. There is a good-sized double bedroom with fitted bedroom furniture and a double built-in wardrobe. The fully tiled shower room has a double shower cubicle, low-level WC, wash hand basin, heated towel rail and storage cupboard. Furthermore, the property benefits from double glazing, neutral décor and no onward chain! For further information please call us on (01424) 233330.

Flat 1, 7 Bellview Court, Cranfield Road,  
Bexhill-on-Sea, East Sussex, TN401QG

 1 Bedroom  1 Bathroom  1 Reception

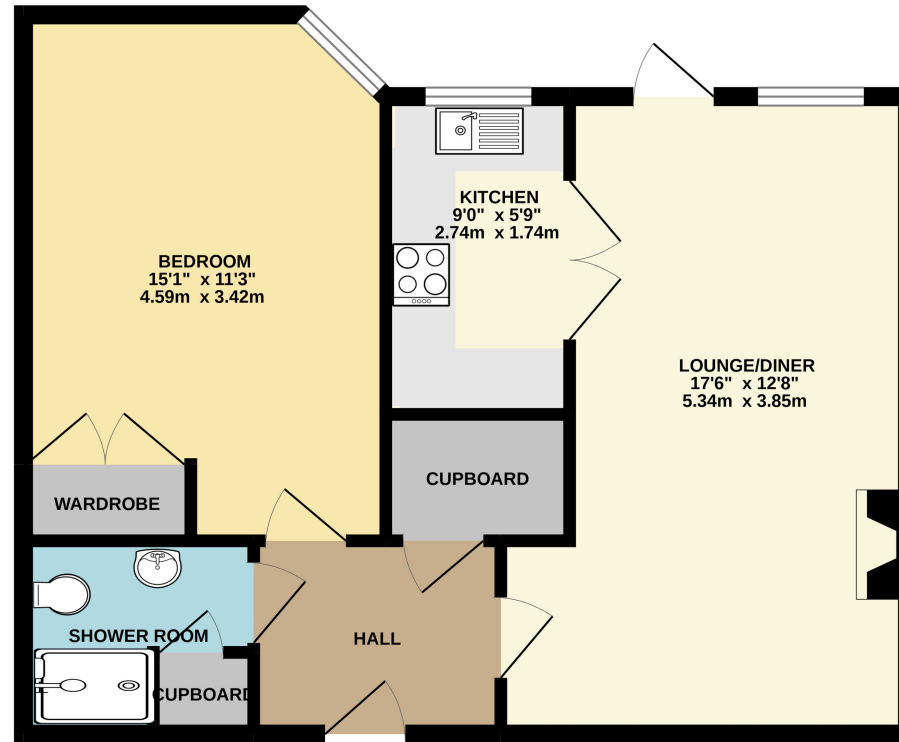


### Key Features:

- Retirement Apartment for the over 60s
- No Onward Chain
- Well Presented Throughout
- Located On The Ground Floor
- Direct Access To Communal Gardens
- Communal Facilities Available

  
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GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Lease & Maintenance Information -

Lease is until 2131  
 Ground rent is £425 p/a, payable in two half yearly payments  
 Service charge is £2,728.50 p/a again, payable in two half yearly payments

The complex offers a communal lounge with regular social activities in place. There is a communal laundry room and a guest suite. Please note this is a no smoking building and small pets maybe allowed if already owned.

### Location -

The property is located just 0.5 miles from Bexhill Town Centre. the closest is just bus stop 0.5 miles away and the seafront promenades is also just 0.6 miles away.

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