Abbott & Abbott

Estate Agents, Valuers and Lettings



Flat 9 Bellview Court Cranfield Road, Bexhill-On-Sea, TN40 1QG

£185,000

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Flat 9 Bellview Court Cranfield Road

Bexhill-On-Sea, TN40 1QG

£185,000



- Ground floor retirement flat, specifically for the over-60's, in excellent central location
- 19' lounge - with access to patio and communal gardens
- Shower room
- Lovely communal gardens
- Within a few hundred yards of town centre shops, railway station, and seafront
- Two bedrooms - both with built in wardrobes
- Kitchen with integrated appliances
- Electric heating & uPVC double glazing
- Block with communal facilities - resident's lounge, on-site house manager, laundry, etc
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, an attractive and well planned ground floor retirement flat, specifically for the over 60's. Built by national builders, McCarthy Stone, in the early-2000's, the property offers easily maintained accommodation which includes two bedrooms - both with built in wardrobes, a 19' lounge with access onto a patio and communal lawns, kitchen with integrated appliances, and a shower room. Electric heating is installed and there are uPVC double glazed windows. Each room also features an emergency alarm pull which connects to the house manager and support system. The block itself features an on-site house manager, backed by a 24-hour support system, a large resident's lounge, guest suite and laundry, the cost of which is included in the maintenance charge.

The block is one of the most centrally located retirement developments, within just a few hundred yards of the main town centre shopping streets, the railway station and the seafront.





Communal Entrance Hall & Resident's Lounge

Good Size Entrance Hall	18'3 x 5'10 (5.56m x 1.78m)
Lounge	19'1 x 10'8 (5.82m x 3.25m)
Kitchen	7'6 x 7'6 max (2.29m x 2.29m max)
Bedroom One	16'7 x 9'6 (5.05m x 2.90m)
Bedroom Two	14'7 x 9'3 (4.45m x 2.82m)

Shower Room

Communal Facilities

Communal Gardens

Resident's Parking Area

Lease: 125 years from December 2006

Ground Rent: £247.50 per 6 months

Maintenance: Currently £2232.86 per 6 months



Council Tax Band: C (Rother District Council)

EPC Rating: C







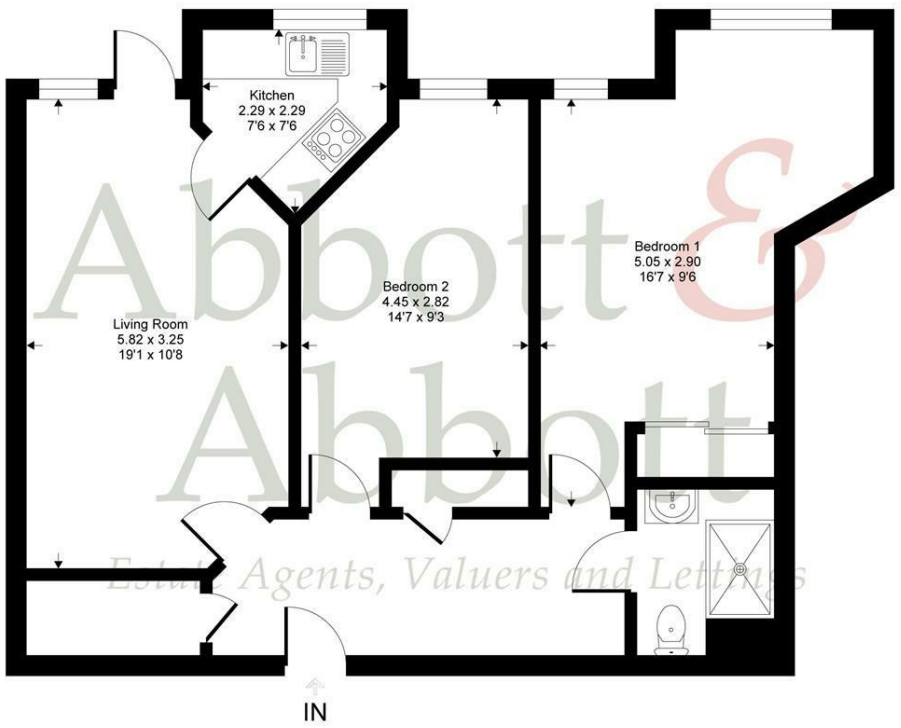






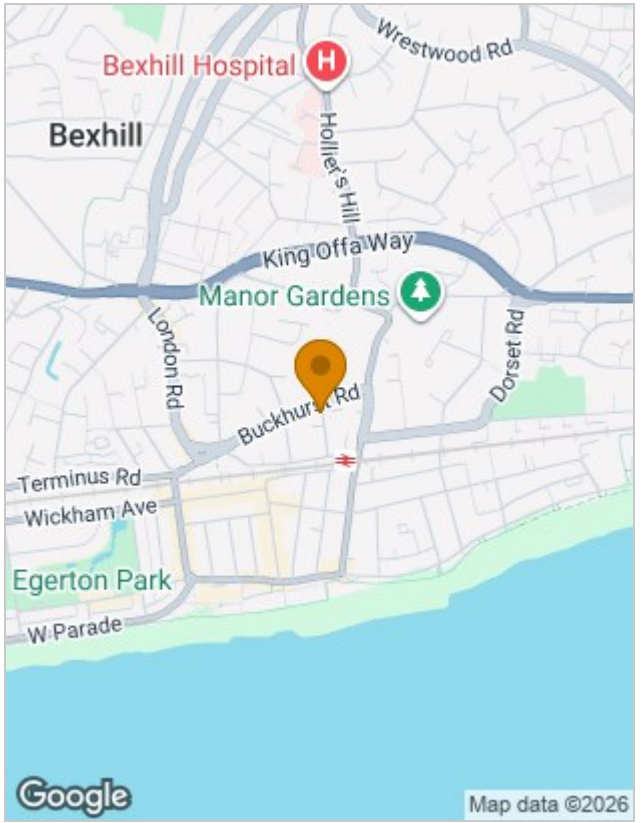


Floor Plans

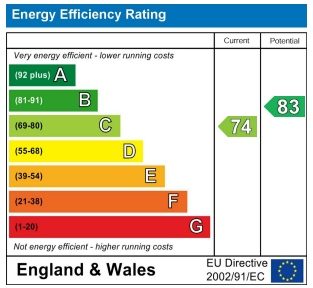


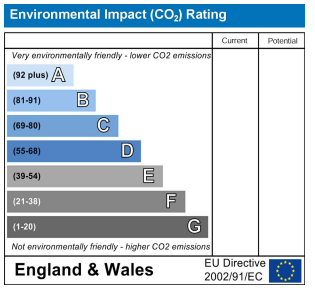
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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