

# Abbott & Abbott

Estate Agents, Valuers and Lettings

2 Chancery Court Cantelupe Road, Bexhill-On-Sea, TN40 1HL

£215,000









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# 2 Chancery Court Cantelupe Road

Bexhill-On-Sea, TN40 1HL

- Charming purpose-built ground floor flat with private south-facing garden
- South-facing lounge
- Gas central heating and uPVC double glazed windows and exterior doors
- Only a few hundred yards from the seafront
- Two bedrooms - with en suite shower to main bedroom
- Kitchen with built in oven, hob and dishwasher
- Allocated parking space
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming purpose built ground floor flat with private, south-facing rear garden and allocated parking space, situated in a quiet, level location, just 'around the corner' from the seafront. Built in the early-2000's on the site of the former Police Station and Magistrates Court, the property provides bright and well-presented accommodation which provides two bedrooms - with an en suite shower to the main bedroom, a south-facing lounge, kitchen with built-in oven and hob, and bathroom. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed, in a road of individual property, just under a mile from the town centre shops and services and only a few hundred yards from the seafront at De la Warr Parade.



## Communal Entrance Hall

## Good Size Entrance Hall

10'10 max x 8'3 max (3.30m max x 2.51m max)

**Lounge** 14' max x 14' max (4.27m max x 4.27m max)

## Kitchen

8'9 x 6' plus door recess (2.67m x 1.83m plus door recess)

**Bedroom One** 11'5 x 10'5 (3.48m x 3.18m)

## En Suite Shower

## Bedroom Two

8'4 x 6'2 plus door recess (2.54m x 1.88m plus door recess)

## Bathroom

## South-Facing Rear Garden

## Allocated Parking Space



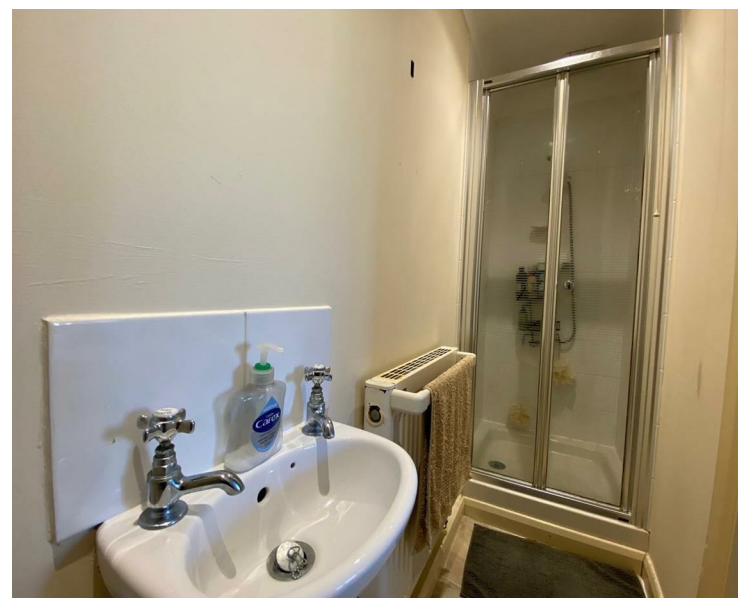


**Lease: 125 years from March 2002**

**Maintenance: Approx £600 pa**

**Council Tax Band: B (Rother District Council)**

**EPC Rating: C**









Floor Plans

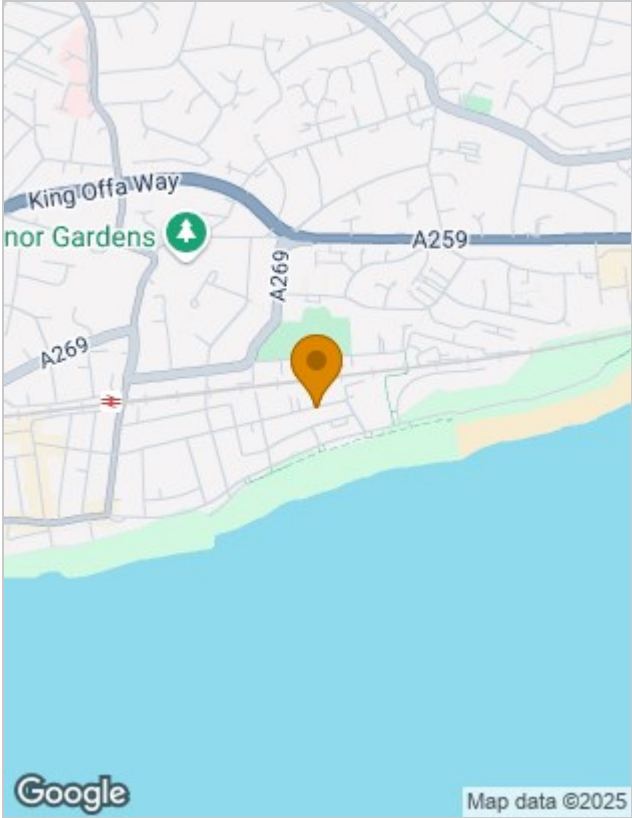


Viewing

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.

Location Map



Energy Performance Graph

