

Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Cantelupe Court De La Warr Parade, Bexhill, TN40 1JY

£255,000





£255,000

5 Cantelupe Court De La Warr Parade

Bexhill, TN40 1JY

- Charming seafront flat of character, served by lift, with glorious, far-reaching sea views
- South-facing lounge with sea views
- Contemporary shower room
- Stylish electric radiators and uPVC double glazed 'sash' windows
- Convenient for main town centre shops, railway station, and De la Warr Pavilion
- Two bedrooms
- South-facing balcony with panoramic sea views and distant view to Beachy Head and the Downs
- Kitchen with oven & hob
- 8'6 (2.59m) high ceilings
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming third floor seafront flat of character, served by lift, benefitting from far-reaching and panoramic sea views and a south-facing balcony. Part of a conversion of a substantial Edwardian building, the property provides well-proportioned accommodation, with 8'6 (2.59m) high ceilings adding to the feeling of light and space, and provides two bedrooms, kitchen with oven & hob, and a contemporary shower room. The south-facing lounge provides glorious sea views and gives access to the balcony with views out to sea and distant views of Beachy Head and the South Downs to the west. Stylish electric radiators are installed and there are uPVC double glazed 'sash' windows. There is also an entryphone system serving the block.

The property is very conveniently situated, within just a few hundred yards of the main town centre shopping streets, the railway station, and the De la Warr Pavilion.



Carpeted Communal Entrance Hall

Entrance Hall

South Facing Living Room with Sea Views

15'3 x 13'5 (4.65m x 4.09m)

South-Facing Balcony with Views

11' max x 2'4 (3.35m max x 0.71m)

Kitchen

9'7 x 6' (2.92m x 1.83m)

Bedroom One

15'11 x 13'2 (4.85m x 4.01m)

Bedroom Two

18'8 x 8' (5.69m x 2.44m)

Contemporary Shower Room

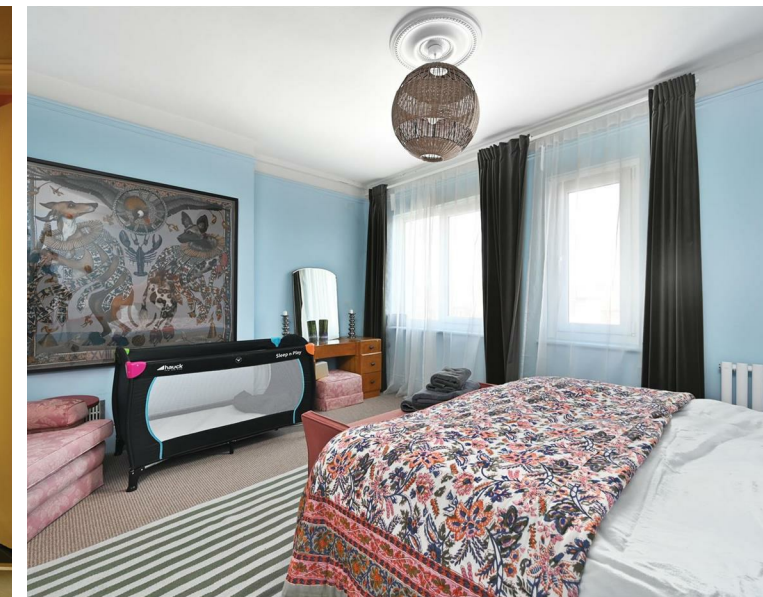
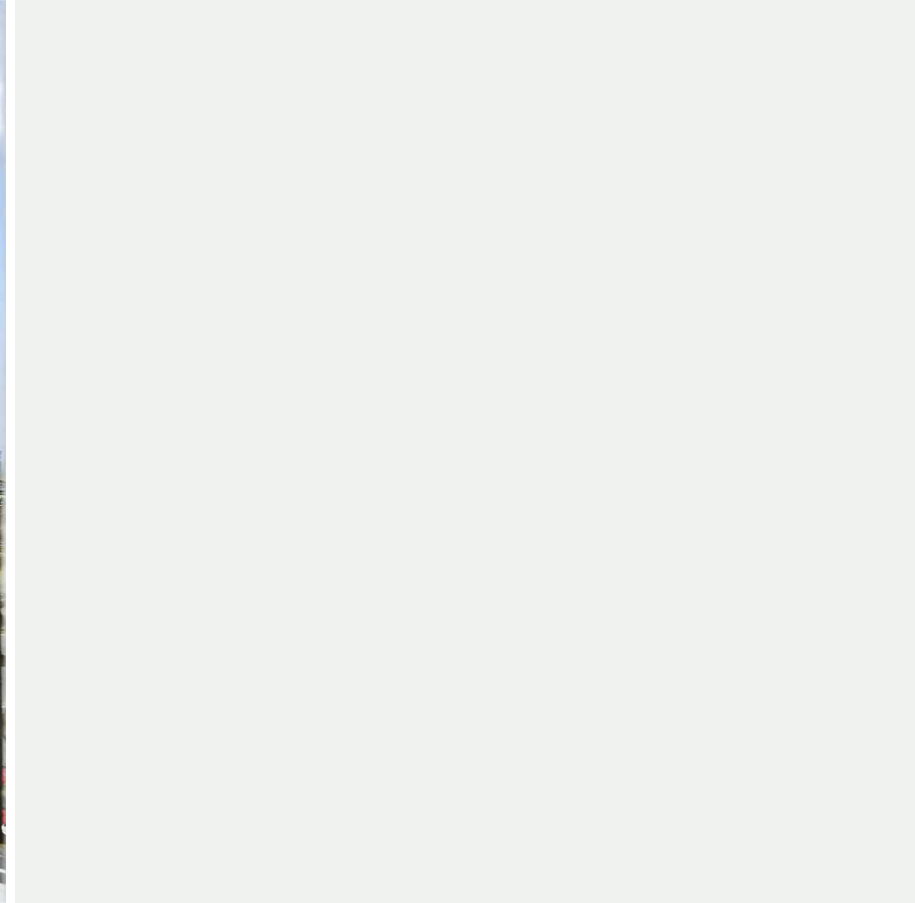
Lease: 200 years from October 2015

Maintenance: Currently £1931.54 per 6 months

Share of Freehold

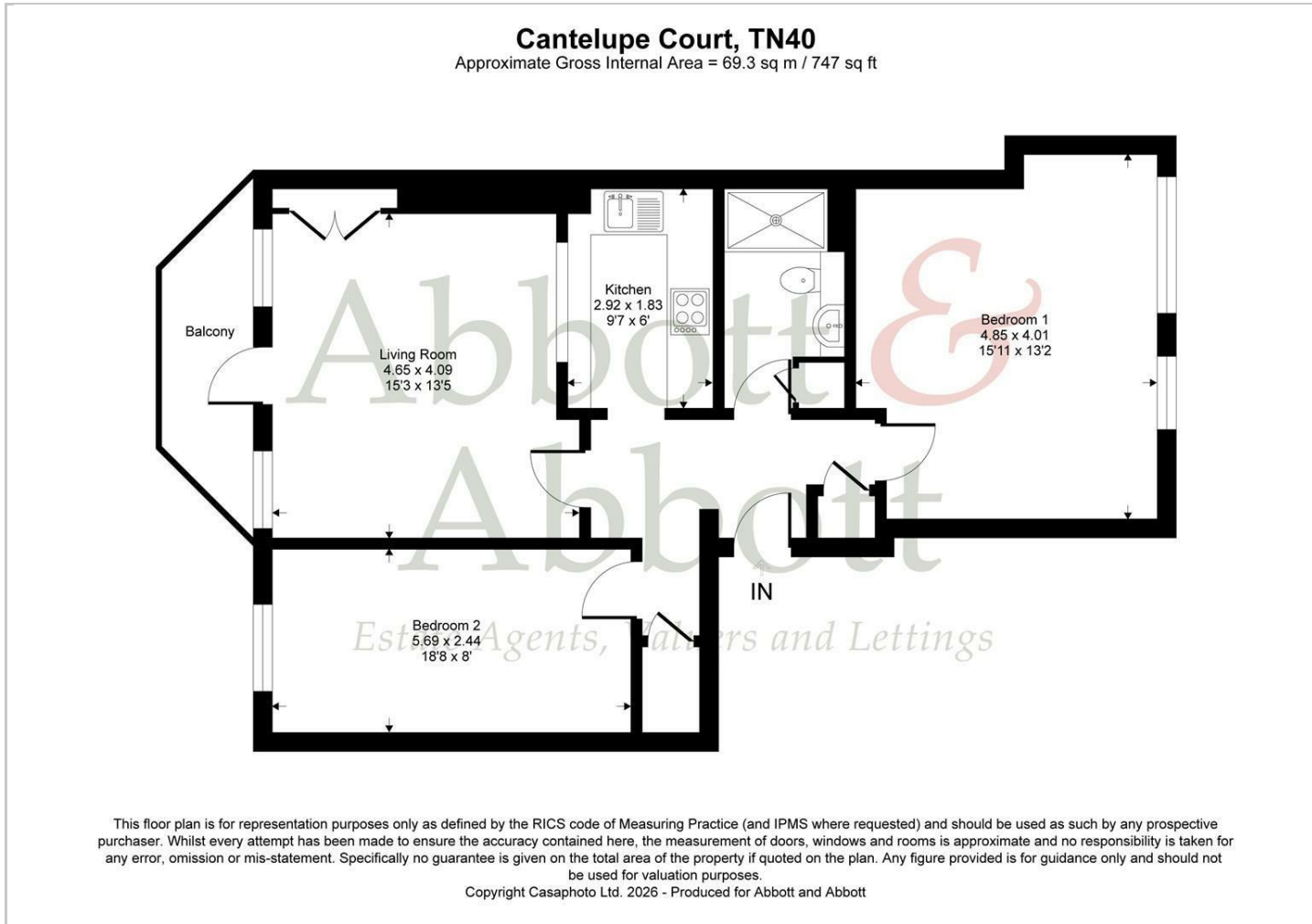
Council Tax Band: A (Rother District Council)

EPC Rating: C





Floor Plans



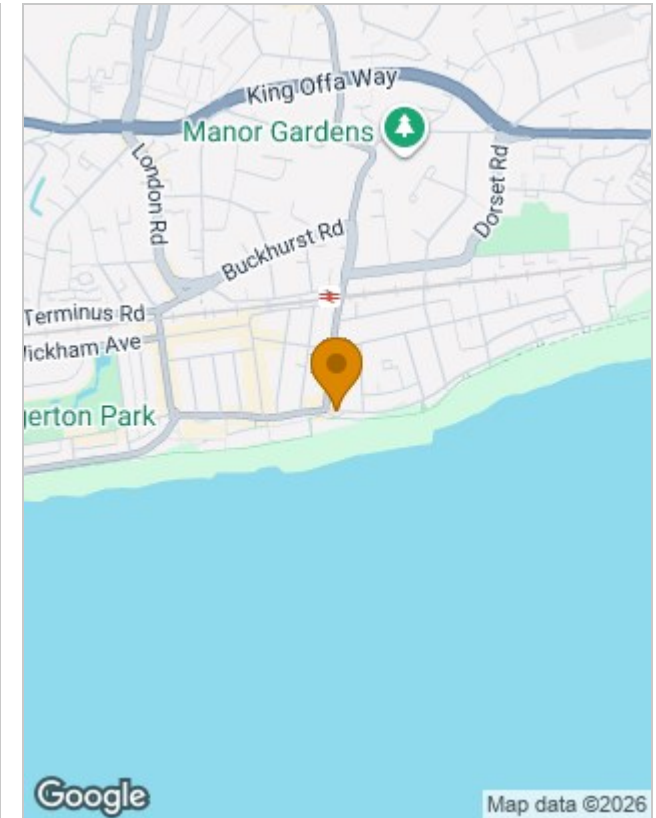
Viewing

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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

