



Cranfield Road, Bexhill-On-Sea

Guide Price £70,000





## Cranfield Road, Bexhill-On-Sea

An excellent opportunity to purchase this first floor retirement flat ideally situated in a town centre position marketed only by Oakfield Estate Agents.

The property is in need of modernisation throughout but presents a fantastic opportunity for the new owner to put their own stamp on it. The property benefits from a double bedroom with built in wardrobe, modern shower room, good size kitchen with a range of wall mounted and matching base units and a spacious living room/dining room. The block benefits from communal facilities such as a laundry room, communal lounge and a beautiful communal garden.

Convenient location for access to Bexhill train station, town centre and other local amenities. Internal viewing is highly recommended by sole agents.

### Additional Information

The seller advises that the property is offered with 50 years remaining on the lease. The ground rent is £211 per annum. The service charge is £2500per annum which includes water, sewage and general maintenance. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor







### Kitchen

7'05 x 5'05 (2.26m x 1.65m)

### Lounge

16'03 x 10'05 (4.95m x 3.18m)

### Bedroom

11'05 x 8'09 (3.48m x 2.67m)

### Cupboard

13'1"3'3" x 6'6"32'9" (4'01 x 2'10)

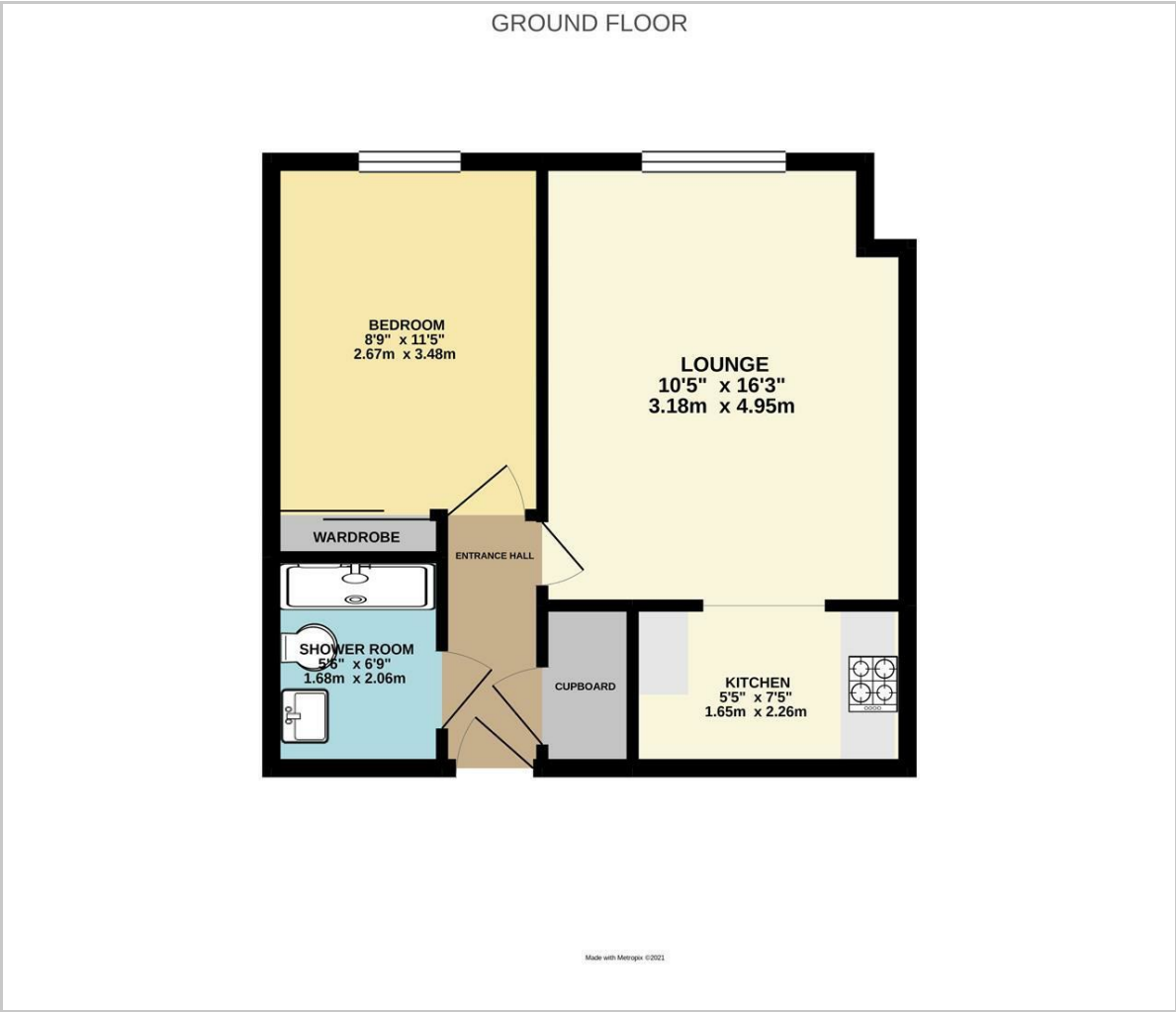
### Shower Room

6'09 x 5'06 (2.06m x 1.68m)

### Council Tax Band - B



Floor Plan



Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

