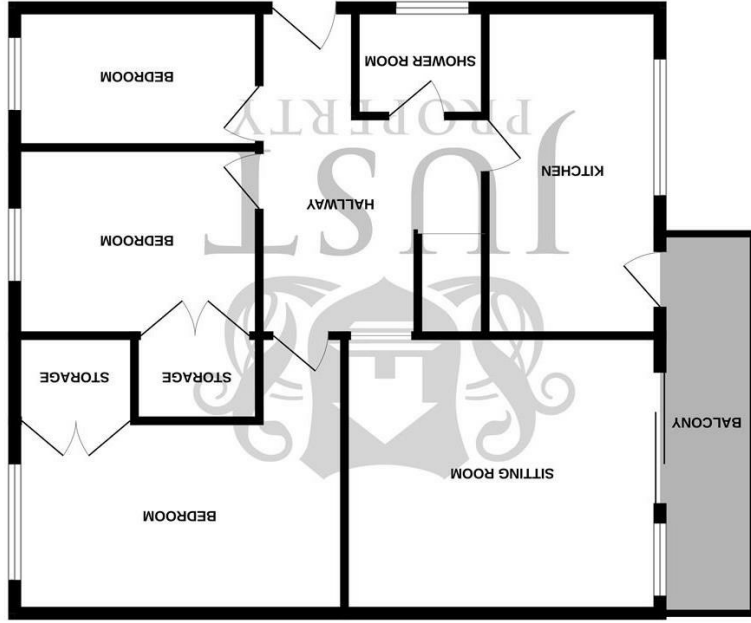


These plans have been made to ensure the accuracy of the layout and dimensions of the property. The company does not accept any liability for errors or omissions. The company does not accept any liability for errors or omissions. The company does not accept any liability for errors or omissions.

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

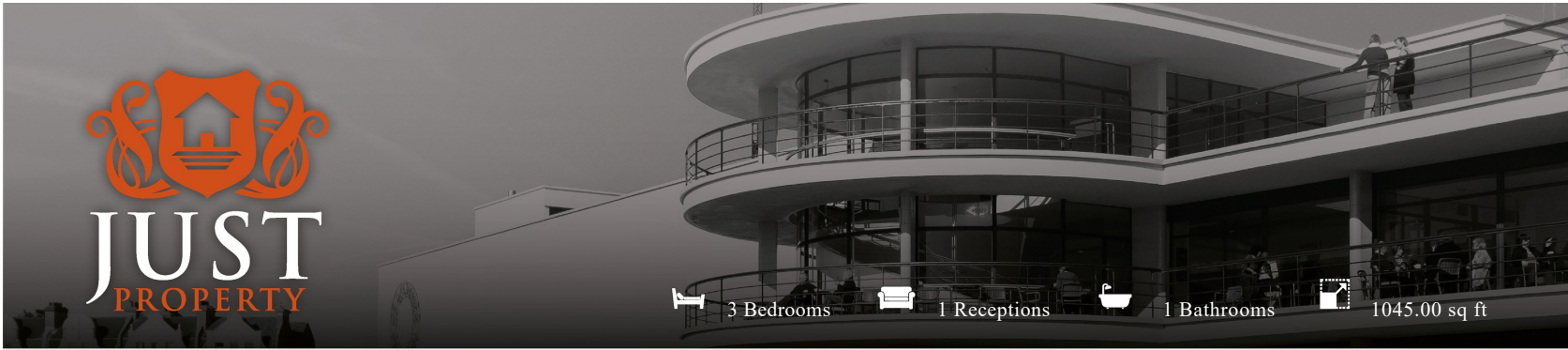


FIRST FLOOR



FLOORPLANS  
15 Merton Court, Sutton Place, Bexhill-On-Sea, TN40 1PD

www.justproperty.net



3 Bedrooms 1 Receptions 1 Bathrooms 1045.00 sq ft

Leasehold - Share of Freehold

£360,000

15 Merton Court, Sutton Place, Bexhill-On-Sea, TN40 1PD





## PROPERTY DETAILS

**\*\*£360,000\*\***

Just Property is proud to bring to the open market this STUNNING first-floor seafront flat, which has been immaculately presented and recently refurbished to a very high standard, credit to the current owners. The flat forms part of a purpose-built block located to the east of Bexhill's seafront, directly opposite the promenade. Bexhill Town Centre is within 1 mile, offering an array of shopping facilities, restaurants, and a mainline railway station, while Glyne Gap beach and Ravenside Retail Park are just a short walk away, providing further shops and a leisure centre.

The living accommodation is arranged entirely on the first floor and has a bright and airy feel throughout, boasting amazing sea views and spacious rooms. Viewing is considered essential via Just Property. The flat accommodates THREE generously sized bedrooms, a recently fitted shower room/WC, a modern-style kitchen/diner, and a large open lounge. The property is completely ready to move into and is of a very high standard.

Additional benefits include a useful front balcony accessible from both the kitchen and lounge, which overlooks the seafront and offers STUNNING uninterrupted sea views. Externally, the property has OFF-ROAD parking spaces dedicated to the building, Merton Court, and this flat also has its own private garage, providing handy extra storage.

Council Tax Band - B



## ROOM DIMENSIONS

Front Door

Entrance Hall

Landing

Sitting Room  
18'0" x 13'6" (5.49 x 4.14)

Balcony

Kitchen  
14'4" x 10'11" (4.37 x 3.35)

Bedroom One  
15'5" x 9'8" (4.70 x 2.97)

Bedroom Two  
12'4" x 8'11" (3.78 x 2.74)

Bedroom Three  
13'1" x 7'1" (4.01 x 2.16)

Shower Room

Garage

## FEATURES

- Enjoying Stunning Sea Views
- Three Double Bedrooms
- Private Balcony
- School Attachments
- Share of Freehold
- First Floor Apartment
- 18'6" Living Room
- Modern Kitchen
- Garage in Block
- Viewing Essential

