

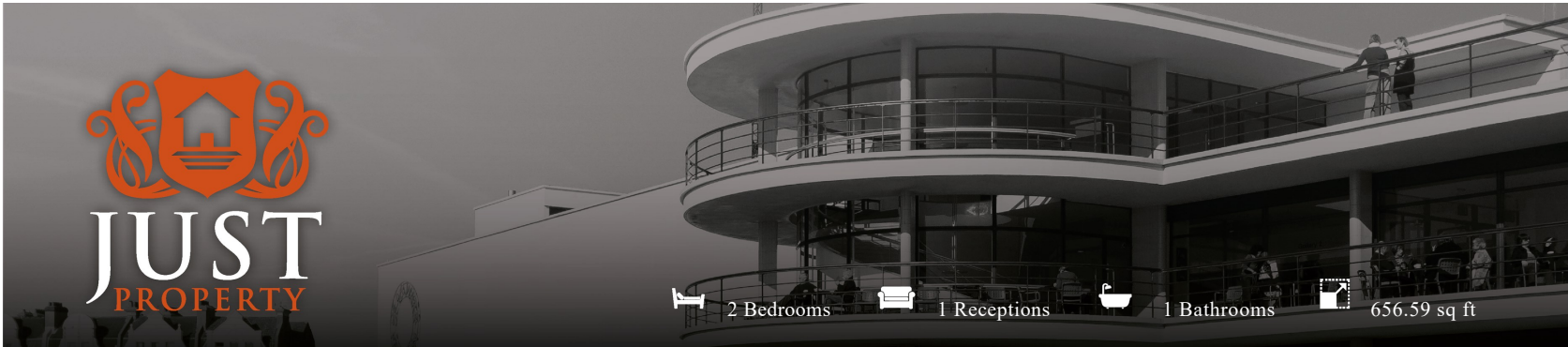
GROUND FLOOR

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

Ewell Court 9 Sutton Place, Bexhill-On-Sea, TN40 1PA



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## Leasehold - Share of Freehold

£200,000

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2 Bedrooms 1 Receptions 1 Bathrooms 656.59 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to market this two bedroom second floor apartment, situated in a prime seafront location, and offering spectacular sea views throughout. This popular purpose-built block benefits from recently refurbished communal areas and the apartment itself is accessed via secure video entry phone system, stairs rise then to the second floor, where can be found the private entrance opening into the private hallway. The pleasant sitting room/dining room has direct access onto the spacious balcony offering beautiful views out across to the Southeast, and out towards the English Channel. Additional accommodation comprises fitted kitchen with built in storage, wall mounted Worcester boiler and range of wall mounted and under worksurface cupboards and space and plumbing for washing machine, two double bedrooms both benefit from a built in storage, with bedroom one having additional mirrored wardrobes providing excellent further storage. The fully tiled shower room boasts low-level WC, walk in shower enclosure and pedestal wash hand basin.

The property offers spectacular views and sea glimpses throughout and additionally benefits from a garage in block with up and over door, and access to the well manicured communal gardens. It is also being offered with a share of the freehold.

We have been advised the maintenance is approximately £2000 pa with £1000 approx, payable every six months. There have been refurbishment works recently completed to the communal areas, and fire doors have been newly fitted throughout. Council Tax band B.

This property is being offered with NO ONWARD CHAIN and Just Property highly recommend an early inspection to fully appreciate the full potential this charming apartment has to offer.

## ROOM DIMENSIONS

Communal Entrance	Garage
Communal Hallway	16'0" x 8'2" (4.9 x 2.5)
Private Entrance	Communal Gardens
Hallway	
Sitting/Dining Room	
14'9" x 15'1" (4.5 x 4.6)	
Kitchen	
10'9" x 7'6" (3.3 x 2.3)	
Bedroom	
10'9" x 9'10" (3.3 x 3)	
Bedroom	
12'9" x 11'1" (3.9 x 3.4)	
Bathroom	
7'6" x 6'10" (2.3 x 2.1)	
Balcony	

## FEATURES

- Second Floor Seafront Apartment
- Stunning Sea Views
- Two Bedrooms
- Spacious Balcony
- Share Of Freehold
- Refurbishment Potential
- Popular Residential Block
- Garage & Communal Gardens
- Council Tax Band B
- \*\*NO ONWARD CHAIN\*\*



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.