



**Wallington Towers Sutton Place, Bexhill-On-Sea TN40 1PQ**



**welcome to**

## **Wallington Towers Sutton Place, Bexhill-On-Sea**

**\*\*\*GUIDE PRICE £240,000-£260,000\*\*\***

Fox & Sons are thrilled to bring to the market this exquisite three-bedroom, third-floor purpose-built apartment, offering panoramic sea views from a private balcony. Situated next to Galley Hill, this apartment combines modern comfort with breathtaking scenery.



## Entrance Hall

## Lounge/Kitchen

23' 9" x 14' 2" ( 7.24m x 4.32m )

Featuring in the kitchen is a range of wall & base units, inset 1.5 sink and drainer unit, mid-level oven and microwave, inset electric hob with extractor fan over the top and a large double glazed window to the side aspect with amazing views over Galley Hill. The lounge has a double glazed sliding door leading to the balcony, ample power points and television points can be found too.

## Balcony

Access via the lounge area, glass surround balcony with stunning & far reaching sea views.

## Bedroom One

12' 10" x 9' 5" ( 3.91m x 2.87m )

Double glazed window to the front aspect with sea views & multiple powerpoints.

## Bedroom Two

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

Double glazed window to the rear aspect, multiple powerpoints.

## Bedroom Three

10' 9" x 7' 10" ( 3.28m x 2.39m )

Double glazed window to the rear & multiple powerpoints.

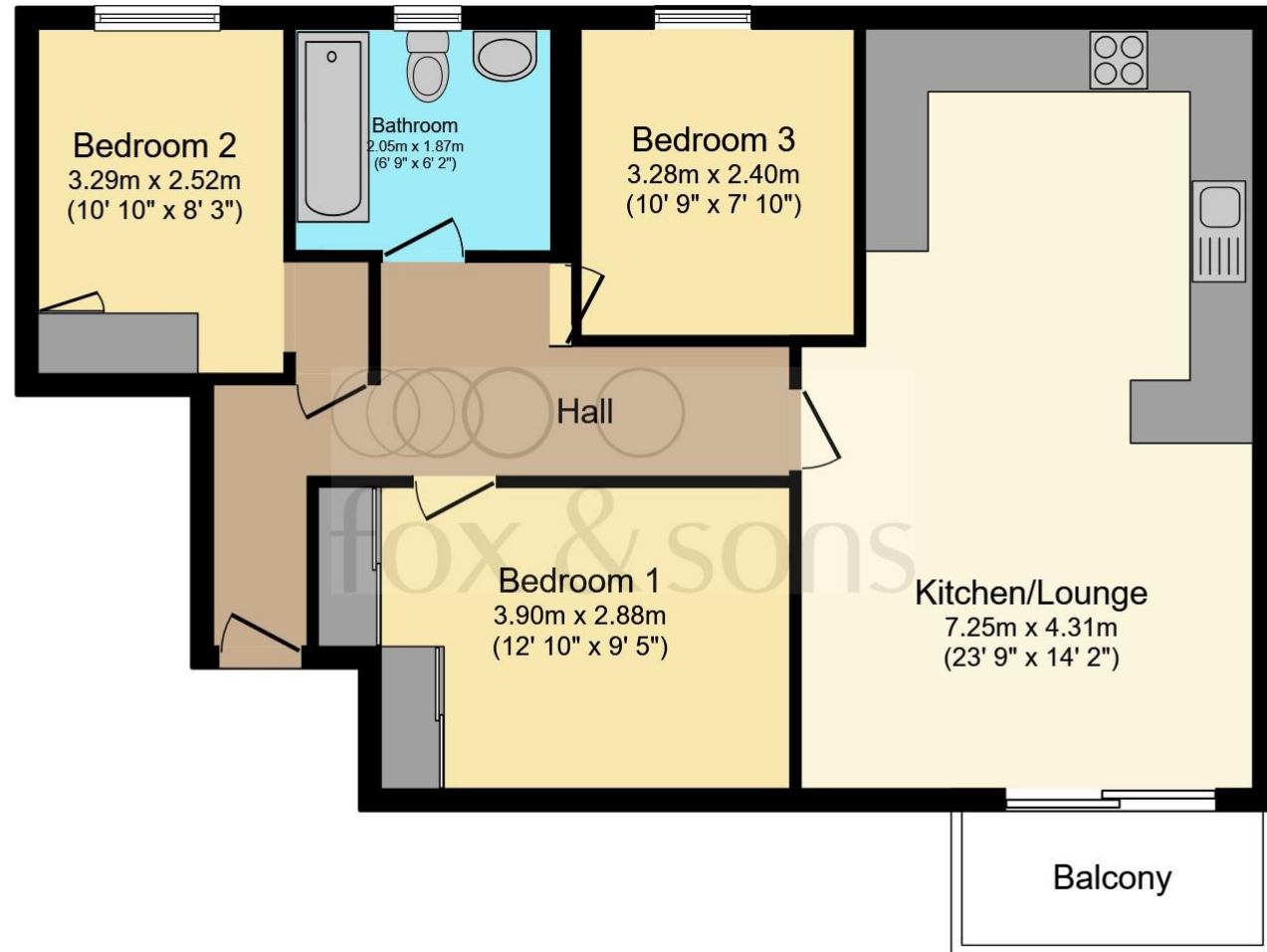
## Bathroom

6' 9" x 6' 2" ( 2.06m x 1.88m )

A white suite with an L-shaped bath & shower over the top, wash hand basin and low level WC, tiled walls and opaque windows to the rear.

## Garage

With a garage en-bloc for extra storage needs.



Total floor area 79.1 m<sup>2</sup> (852 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Wallington Towers Sutton Place, Bexhill-On-Sea

- \*\*\*GUIDE PRICE £240,000-£260,000\*\*\*
- GARAGE EN-BLOC
- PURPOSE BUILT APARTMENT
- LIFT ACCESS
- LOCATED NEXT TO GALLEY HILL

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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