



Not to Scale. Produced by The Plan Portal 2024  
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Merton Court  
Approximate Gross Internal Area  
1045 sq ft - 97 sq m

BURGESS & CO.  
01424 222255

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

Guide Price £375,000  
Leasehold - Share of Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious apartment on the first floor of this purpose built block located to the East of Bexhill's seafront being opposite the promenade. Bexhill Town Centre is within 1 mile with its array of shopping facilities, restaurants and mainline railway station, while Glyne Gap beach and Ravenside Retail Park is within a short walk with further shops and leisure centre. Access to the property is via a communal entrance with stairs to the first floor and private front door. The accommodation is arranged to provide an entrance hall, a living room with south facing balcony and stunning sea views, a modern kitchen/breakfast room with sea views and access to the balcony, three double bedrooms, and a modern family shower room. The property benefits from gas central heating (new boiler), double glazing, high standard of decoration throughout, parking and a garage in block. Viewing is essential to appreciate the size and quality.

**Communal Entrance Hall**

With stairs to

**First Floor**

With private front door to

**Entrance Hall**

With Bellissimo video entry-phone system, Karndean flooring, consumer unit, large storage/office space.

**Living Room**

18'6 x 13'7

With two radiators, Karndean flooring, bespoke handmade Neville Johnson entertainment wall, double glazed sliding door with fitted blinds to

**Balcony**

Enjoying a southerly aspect with direct sea views.

**Kitchen**

14'4 x 11'7

Comprising matching range of wall & base units, worksurface, inset Blanco sink & drainer with chrome Blanco mixer tap, fitted eye level Bosch oven, fitted Bosch induction hob with extractor hood over, integrated Bosch slimline dishwasher, integrated AEG washer/dryer, integrated Zanussi fridge/freezer, breakfast bar area, space for table, sockets with USB ports, radiator, tiled floor, cupboard housing brand new Worcester Bosch

Greenstar boiler, double glazed window to the front, double glazed door to Balcony enjoying a southerly aspect & direct sea views.

**Bedroom One**

15'5 x 9'9

With radiator, fitted wardrobe, double glazed window to the rear.

**Bedroom Two**

12'5 x 9'2

With radiator, built-in cupboard, double glazed window with fitted blind to the rear.

**Bedroom Three**

13'2 x 7'1

With radiator, double glazed window with fitted blind to the rear.

**Shower Room**

7'4 x 6'0

Comprising back to wall comfort height w.c, vanity unit with inset wash hand basin with chrome mixer tap, vanity mirror with cupboard, tiled floor, tiled walls, chrome towel rail, double glazed frosted window with fitted blind, walk-in shower with Mira electric shower, waterfall shower head, glass screen.

**Garage**

Located in block.

**NB**

There is the remainder of a 999 year Lease from 25 December 1967. We have been advised that the maintenance was £2,200 for 2023 and that pets are allowed. The property had new flooring throughout, was re-plumbed & re-wired and all new windows were installed in 2022. Council tax band: B

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

