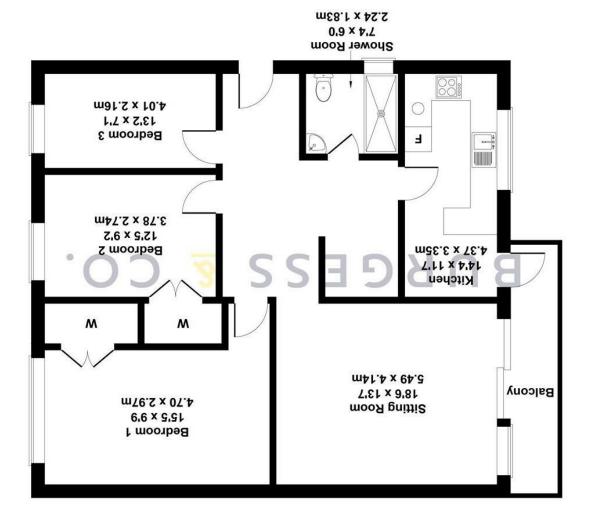


For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2024



Merton Court Approximate Gross Internal Area 1045 aq ft - 37 aq m

BURGESS & CO. 15 Merton Court, Sutton Place, Bexhill-On-Sea, TN40 IPD 01424 222255

Guide Price £375,000 Leasehold - Share of Freehold







BURGESS & CO. 15 Merton Court, Sutton Place, Bexhill-On-Sea, TN40 1PD

01424 222255

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 Garage floor, cupboard housing brand new Worcester Bosch

Greenstar boiler, double glazed window to the front, double NB glazed door to Balcony enjoying a southerly aspect & direct There is the remainder of a 999 year Lease from 25 December sea views.

Bedroom One

15'5 x 9'9

With radiator, fitted wardrobe, double glazed window to the

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

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.

Located in block.

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) A			
(81-91) B		82	82
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	₽ Q

















