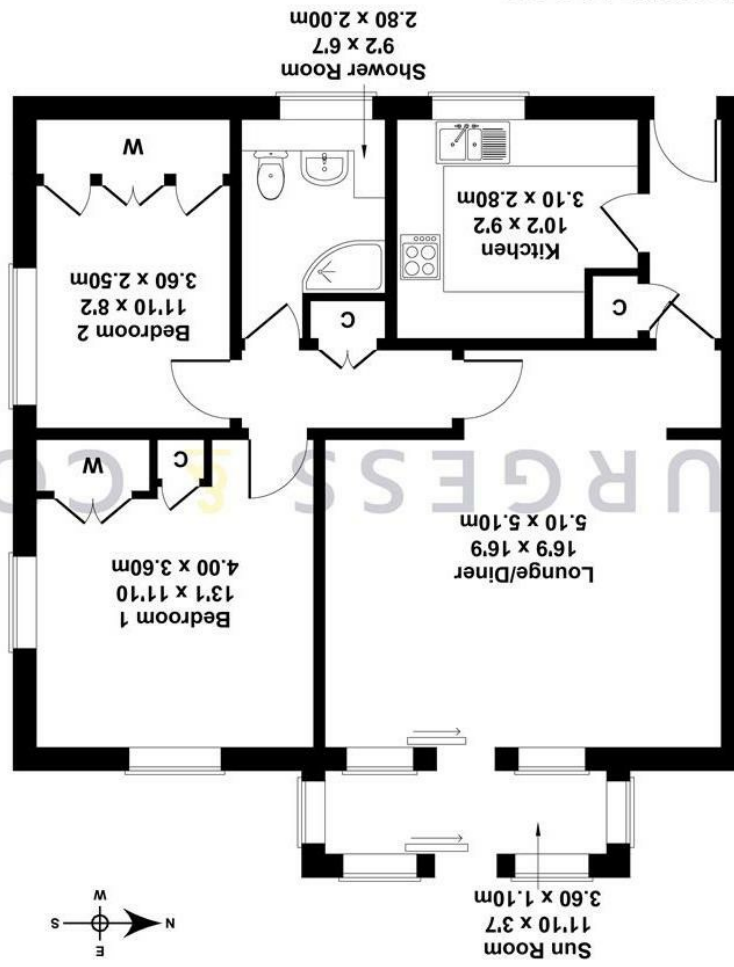




Not to Scale. Produced by The Plan Portal 2024
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GROUND FLOOR



Sutton Place
Approximate Gross Internal Area
818 sq ft - 76 sq m

BURGESS & CO. 11 Merton Court, Sutton Place, Bexhill-On-Sea, TN40 1PD
01424 222255

Offers In The Region Of £260,000
Leasehold - Share of Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious ground floor apartment forming part of this purpose built block, located to the East of Bexhill's seafront directly 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 a leisure centre. The accommodation comprises an entrance hall, a living/dining room with direct south facing views, a sun room, a fitted kitchen/breakfast room, two double bedrooms, and a fitted shower room. The property benefits from gas central heating, double glazing, but is in need of modernisation throughout. To the outside there are communal gardens which can be accessed via the sun room, residents parking and a garage in a nearby block. Viewing is considered essential to appreciate the potential of this ground floor seafront apartment.

Entrance Hall

With radiator, entry-phone system, storage cupboard.

Kitchen

10'2 x 9'2
Comprising matching wall & base units, worksurface, tiled splashbacks, inset 1 & ½ bowl sink unit, fitted oven, fitted hob with extractor hood over, breakfast bar area, appliance space, serving hatch, radiator, double glazed window to the side.

Living Room/Diner

16'9 x 16'9
With two radiators, thermostat, view towards the sea, double glazed sliding door to

Sun Room

11'10 x 3'7
With double glazed windows, enjoying direct sea views, double glazed sliding door onto Communal Garden.

Inner Hall

With radiator, airing cupboard housing the boiler.

Bedroom One

13'1 x 11'10
With radiator, built-in wardrobes, dual aspect with two double glazed windows enjoying direct sea views.

Bedroom Two

11'10 x 8'2
With radiator, built-in wardrobes, double glazed window to the front enjoying direct sea views.

Shower Room

9'2 x 6'7
Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, built-in cupboards, radiator, extractor fan, double glazed frosted window to the side.

Outside

There are well kept communal gardens and parking to include visitor parking.

Garage

There is a garage located adjacent the block.

NB

There is the remainder of a 999 year Lease from 25 December 1967 to include a share of the Freehold. We have been advised that the service charges are approximately £2,050 pa. Council tax band: B

