



**Sutherland Avenue
Bexhill-On-Sea, TN39 3QT**

Guide Price £235,000

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MAIN FEATURES:

- Well Presented & Spacious First Floor Flat Benefitting from Being End of Chain
- Fitted Kitchen with Dining Area
- Good Size Lounge/Diner
- Two Double Bedrooms
- Modern Shower Room/WC & Further Separate WC
- Private South Facing Balcony
- Garage

This well presented and very spacious first floor flat is ideally positioned within the sought-after Stokes House development, offering comfortable and convenient living in the heart of Collington. The accommodation is bright and generously proportioned throughout, comprising a good size fitted kitchen/diner, ideal for everyday living and entertaining, and a large lounge/diner that opens onto a south-facing balcony, perfect for enjoying the sunshine. There are two double bedrooms, both offering ample space for furnishings, together with a modern shower room/WC finished to a contemporary standard. Further benefits include lift access, a garage, and well-maintained communal areas, making the property suitable for a wide range of buyers. Stokes House is superbly located just a few hundred yards from local shops, bus routes and Collington Halt station, providing excellent transport links to Bexhill, Eastbourne and beyond. The area is well regarded for its relaxed coastal lifestyle, nearby green spaces and easy access to the seafront, while still offering everyday amenities close at hand. An excellent opportunity to acquire a spacious apartment in a highly



Ground Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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