

**RUSH  
WITT &  
WILSON**



**17 The Croft Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QU  
£285,000**



**A stunning two double bedroom first floor purpose built flat, twin balconies to the south and west elevations, oak flooring throughout, presented to and exceptional standard by the current vendors, lift to first floor, gas central heating system, double glazed windows and doors, modern kitchen/breakfast room, modern bathroom, garage, SHARE OF FREEHOLD, viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



### **Communal Entrance Hallway**

With stairs or lift to first floor.

### **Private Entrance Hallway**

With storage cupboards and drawers, oak flooring, double radiator.

### **Living Room**

17'1" x 13'0" (5.22 x 3.98)

Double radiator, patio doors overlook the southerly elevation onto the stunning communal gardens with wide balcony, real flame effect electric fire with stone effect surround, oak flooring.

### **Kitchen/Breakfast Room**

15'8" x 10'0" (4.78 x 3.07)

Double radiator, modern fitted kitchen comprising a range of handle less base and wall units with corian worktops, gas hob with glass extractor canopy and light, built in double oven with grill, breakfast bar, one and half bowl sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, washing machine, tiled splashbacks, oak flooring, concealed led lighting. Gas combi boiler (recently serviced March 2024)

### **Bedroom One**

16'8" x 15'7" (5.10 x 4.76)

Windows to the front and side elevations, fitted full height wardrobe with mirrored door and matching bedroom furniture, oak flooring, double radiator.

### **Bedroom Two**

12'7" x 12'0" (3.86 x 3.68)

Windows overlook the westerly elevation with door leading to westerly facing balcony, oak flooring, double radiator, built in wardrobe cupboard and wardrobe.

### **Bathroom**

Modern suite comprising walk in double width shower with chrome controls, chrome rainfall showerhead and sliding doors, chrome heated towel rail, circular wash hand basin with mixer tap, vanity units beneath, wall cabinets with mirror and lights, partly tiled walls, ceramic floor tiling.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin with vanity unit, splashback, tiled floor.

### **Outside**

### **Garage En-Bloc**

With remote control door, power and light.

### **Communal Gardens**

Mature and well maintained gardens mainly laid to lawn with beautiful established shrubbery, plants and trees of various kinds, raised flowerbeds.

### **Lease And Maintenance**

Share of freehold, 942 years remaining on the Lease. Approx. £181 per month which includes water rates and building insurance. Council Tax Band C

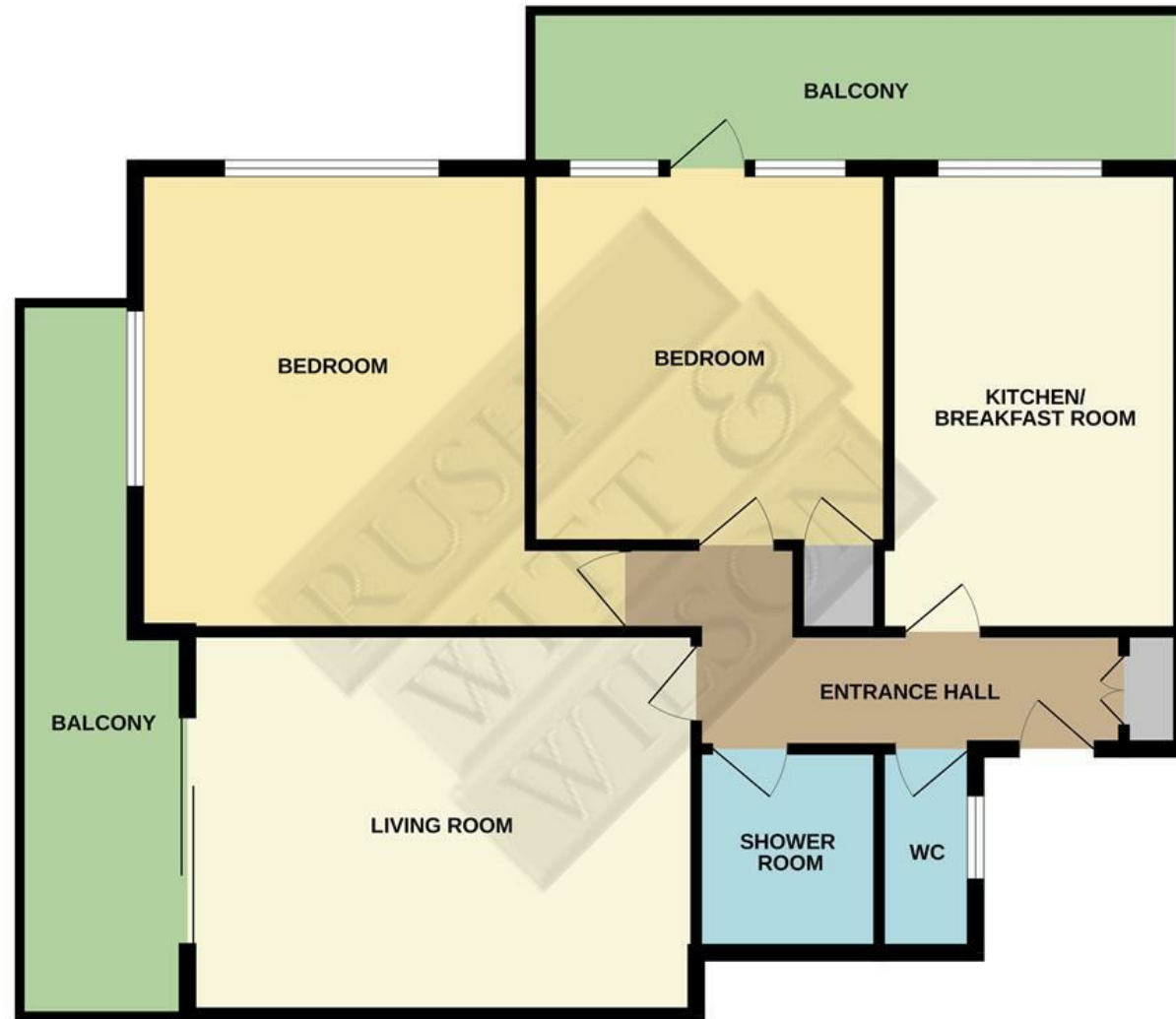
### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





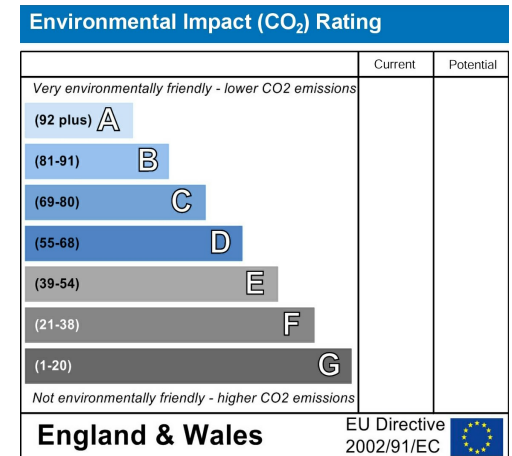
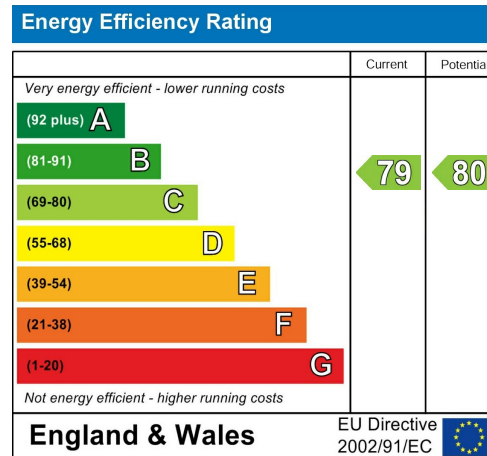
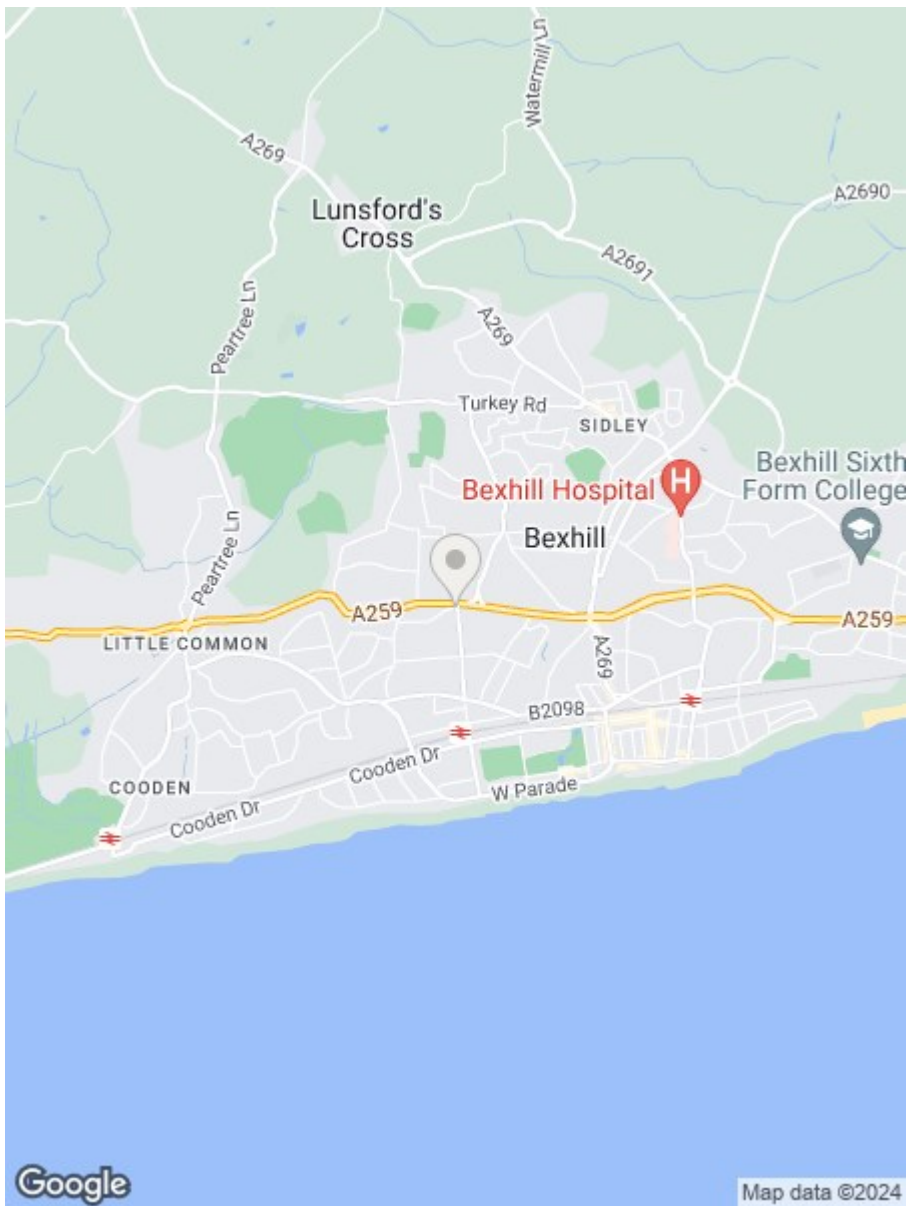
FIRST FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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