

**RUSH
WITT &
WILSON**



**25 Merton Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PD
£185,000**

A well presented two bedroom, second floor, seafront apartment. Comprising living/dining room, fitted kitchen, bathroom and two double bedrooms. Other internal benefits include gas central heating to radiators and double glazed windows and doors, garage, no onward chain. Situated on Bexhill's picturesque seafront, viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Communal Entrance Hallway

with stairs leading to the second floor.

Private Entrance Porch

Obscured glass panelled window to the living room, hanging space for coats.

Living/Dining Room

19'1" x 11'9" (5.83 x 3.60)

Double glazed windows and glass panelled doors looking out to the front elevation and giving access to the sun balcony, two radiators.

Kitchen

11'7" x 8'8" (3.54 x 2.65)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, space for under counter fridge and freezer, space for freestanding cooker, tiled splashbacks, double glazed windows to the rear elevation, wall mounted gas central heating and domestic hot water boiler.

Inner Hallway**Bedroom One**

14'8" x 9'10" (4.48 x 3.00)

Dual aspect with double glazed windows to the front and side elevation, built in wardrobe cupboards, radiator.

Bedroom Two

12'10" x 8'4" (3.92 x 2.55)

Double glazed windows to the side elevation, radiator.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls and additional chrome hand/shower attachment and chrome showerhead, chrome heated towel rail, tiled walls, tiled floor, double glazed windows to the rear elevation with large storage cupboard with hanging space and shelving.

Garage

En bloc with up & over door

Parking

Visitor parking & allocated parking space.

Lease and Maintenance

SHARE OF FREEHOLD, remainder of 999 year lease, maintenance charge approx. £2139 p/a increasing to £2,321 next year.

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.

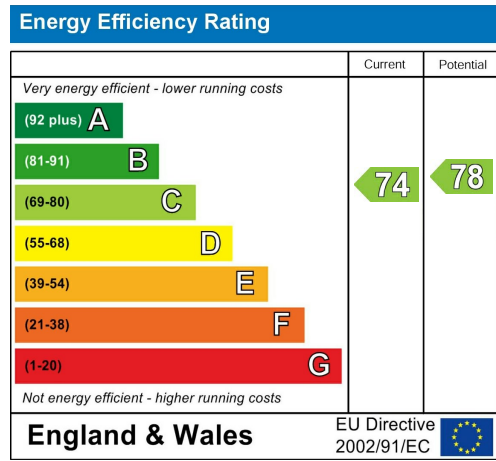
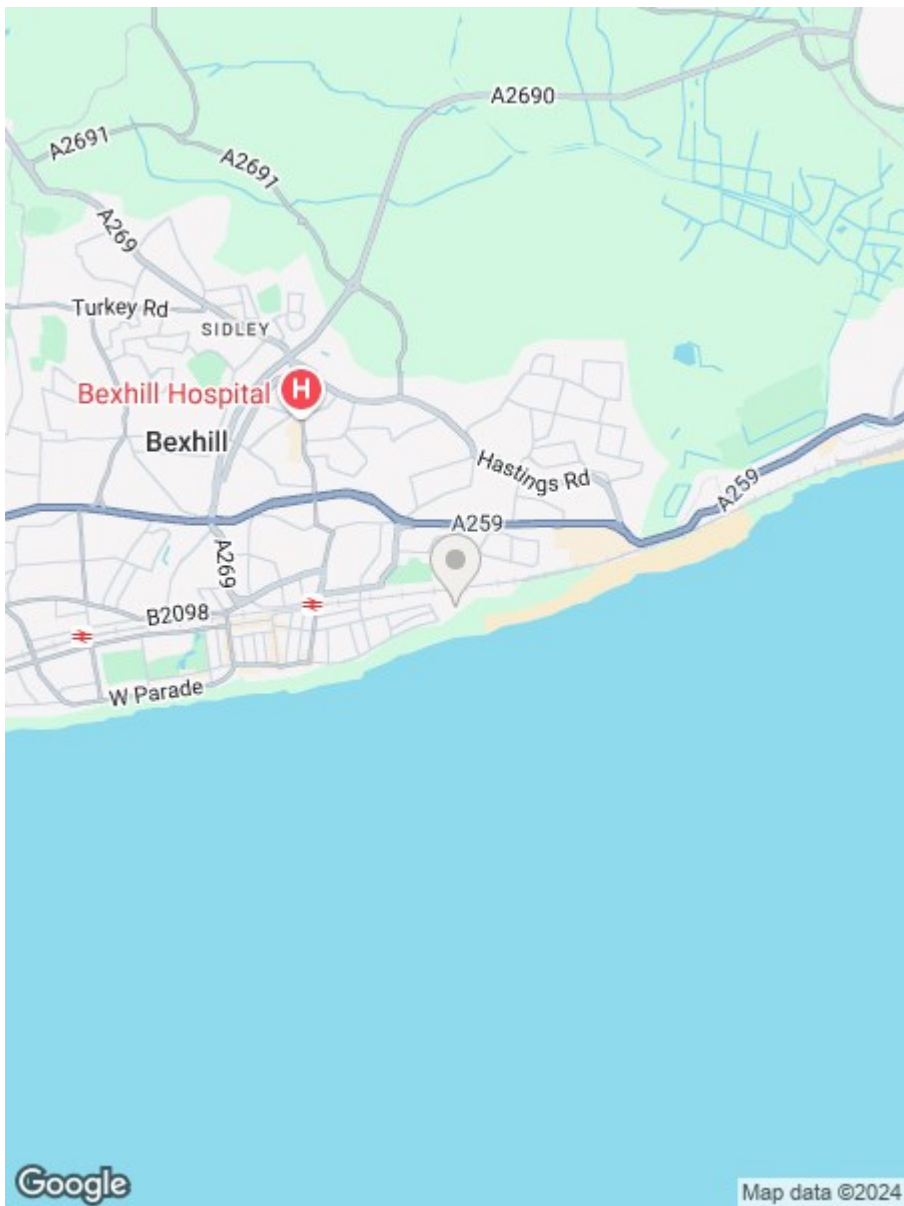


GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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