

**RUSH  
WITT &  
WILSON**



**17 Wallington Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PQ  
£210,000**



**Fourth floor seafront apartment comprising two double bedrooms, modern fitted kitchen, modern shower room, large living/dining room, sun balcony with stunning views across the coast towards Beachy Head and Eastbourne, other internal benefits include double glazed windows and doors and electric heating system. Externally the property boasts a garage en-bloc and off road parking. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Communal Entrance Hallway**

With intercom system, stairs and lift to forth floor.

**Private Entrance Hallway**

With entrance door, radiator, large airing cupboard housing the hot water cylinder and slatted shelving.

**Living /Dining Room**

16'0" x 12'10" (4.89 x 3.93)

Double glazed sliding doors give access onto the sun balcony, with stunning views across the coast, two radiators.

**Sun Balcony**

With beautiful tiled floor, breath-taking views across the coast towards Beachy Head And Eastbourne.

**Kitchen/Breakfast Room**

11'4" x 7'6" (3.46 x 2.30)

A modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring electric hob and extractor canopy above, space and plumbing for washing machine, space for under counter fridge and freezer, tiled splashbacks, tiled flooring.

**Bedroom One**

13'1" x 10'11" (4.00 x 3.34)

Double glazed windows to the southerly elevation with stunning picturesque views across the coast, built in wardrobe cupboards, radiator.

**Bedroom Two**

10'2" x 8'1" (3.11 x 2.47)

Window to the side elevation with stunning views across Galley hill and the sea, radiator.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower control, shower attachment and shower head, chrome heated towel rail, obscured double glazed windows to the rear elevation.

**Outside**

**Garage En-Bloc**

**Lease and Maintenance**

Remainder of a 999 year lease, Share of Freehold, Maintenance approximately £3700 half yearly. ( This is due to reduce 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.





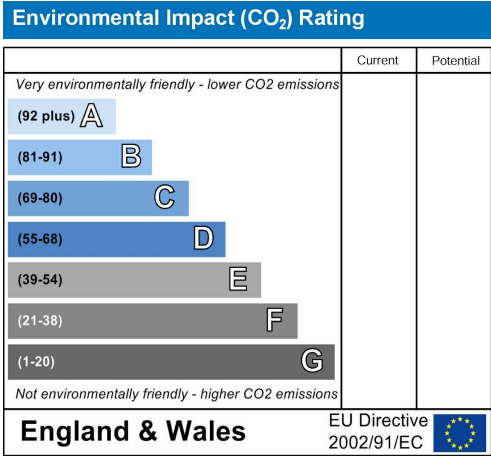
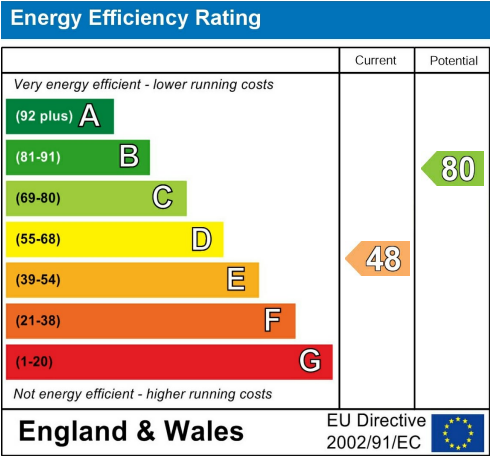
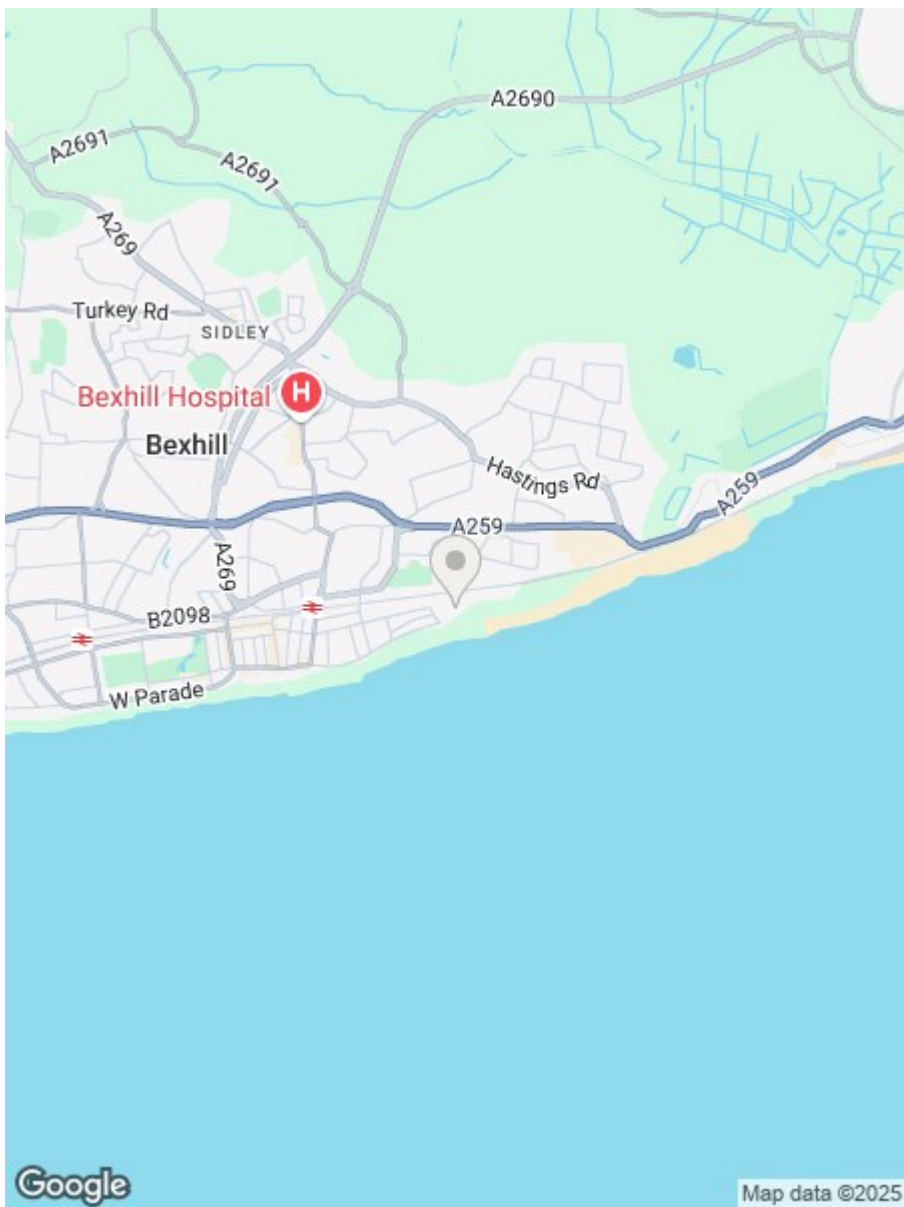
4TH FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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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