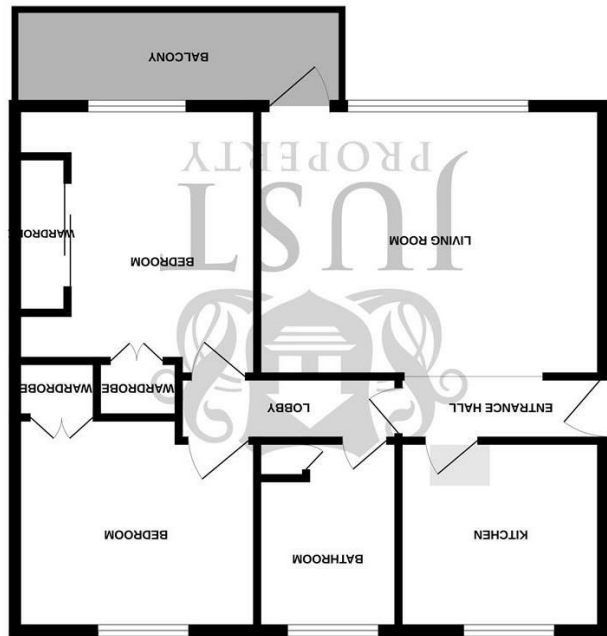


These energy ratings have been made in reliance on the accuracy of the information provided by the seller. The company does not warrant the accuracy of the information provided. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	77



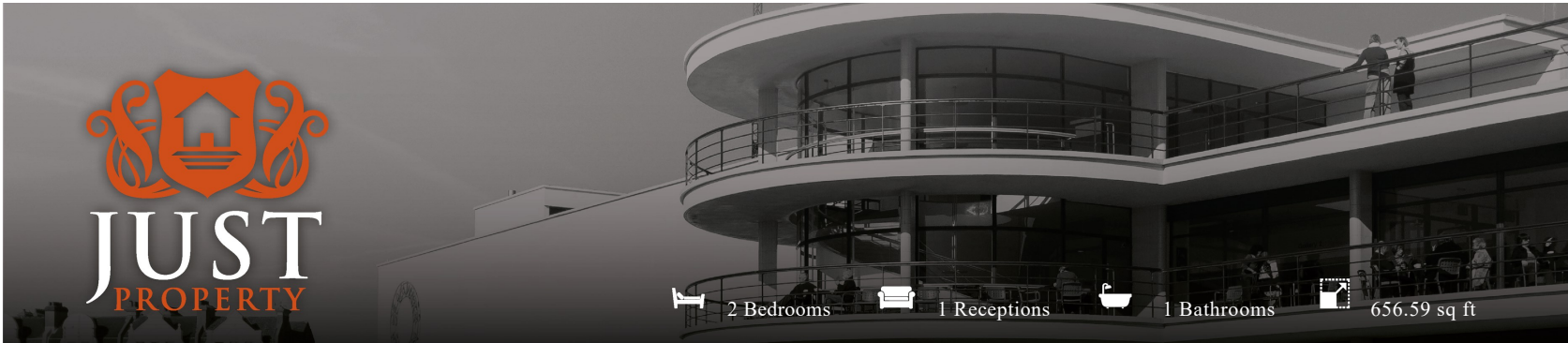
GROUND FLOOR



9 Ewell Court Sutton Place, Bexhill-On-Sea, TN40 1PA

FLOORPLANS

www.justproperty.net



Leasehold - Share of Freehold

£190,000

9 Ewell Court Sutton Place, Bexhill-On-Sea, TN40 1PA





PROPERTY DETAILS

Just Property are delighted to bring to market this two bedroom second floor apartment, situated in a prime seafront location, and offering spectacular sea views throughout. This popular purpose-built block benefits from recently refurbished communal areas and the apartment itself is accessed via secure video entry phone system, stairs rise then to the second floor, where can be found the private entrance opening into the private hallway. The pleasant sitting room/dining room has direct access onto the spacious balcony offering beautiful views out across to the Southeast, and out towards the English Channel. Additional accommodation comprises fitted kitchen with built in storage, wall mounted Worcester boiler and range of wall mounted and under worksurface cupboards and space and plumbing for washing machine, two double bedrooms both benefit from a built in storage, with bedroom one having additional mirrored wardrobes providing excellent further storage. The fully tiled shower room boasts low-level WC, walk in shower enclosure and pedestal wash hand basin.

The property offers spectacular views and sea glimpses throughout and additionally benefits from a garage in block with up and over door, and access to the well manicured communal gardens. It is also being offered with a share of the freehold.

We have been advised the maintenance is approximately £2000 pa with £1000 approx, payable every six months.

There have been refurbishment works recently completed to the communal areas, and fire doors have been newly fitted throughout. Council Tax band B.

This property is being offered with NO ONWARD CHAIN and Just Property highly recommend an early inspection to fully appreciate the full potential this charming apartment has to offer.



ROOM DIMENSIONS

Communal Entrance

Communal Hallway

Private Entrance

Hallway

Sitting/Dining Room
14'9" x 15'1" (4.5 x 4.6)

Kitchen
10'9" x 7'6" (3.3 x 2.3)

Bedroom
10'9" x 9'10" (3.3 x 3)

Bedroom
12'9" x 11'1" (3.9 x 3.4)

Bathroom
7'6" x 6'10" (2.3 x 2.1)

Balcony

Garage

16'0" x 8'2" (4.9 x 2.5)

Communal Gardens

FEATURES

- Second Floor Seafront Apartment
- Stunning Sea Views
- Two Bedrooms
- Spacious Balcony
- Share Of Freehold
- Refurbishment Potential
- Popular Residential Block
- Garage & Communal Gardens
- Council Tax Band B
- ****NO ONWARD CHAIN****

