

12 The Croft Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QU
Offers In Excess Of £199,950

A stunning top floor two bedroom flat with westerly facing, full width sun balcony with beautiful views, garage, gas central heating system, double glazed windows and doors, lift access, kitchen/breakfast room, NO ONWARD CHAIN, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band C.







Entrance Foyer
With entry phone system, stairs and lift to the top floor.

Private Entrance Hallway
Access to roof space, entrance door, double radiator.

Living Room
16'0" x 12'5" (4.90 x 3.81)
Patio doors to the westly elevation with stunning full width sun balcony, two double radiators, ornate fireplace.

Kitchen/Breakfast Room
14'9" x 11'2" (4.50 x 3.41)
Fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, electric hob with extractor canopy and light, integrated oven and grill, built in fridge and freezer, window to the westerly elevation, area for table and chairs, tiled splashbacks.

Bedroom One
18'3" x 10'5" (5.57 x 3.18)
Window to the westerly elevation, double radiator, fitted wardrobe cupboards and matching dressing table, bedside cabinet and additional bedroom furniture.

Bedroom Two
14'3" x 10'2" (4.36 x 3.10)
Windows to the westerly elevation, double radiator, fitted wardrobe cupboard.

Bathroom
Suite comprising walk in shower with door, electric shower unit, controls and showerhead, wc with low level flush, inset wash hand basin with vanity unit beneath, chrome heated towel rail, tiled walls, obscured glass windows to the westerly elevation.

Garage En-Bloc

Communal Gardens
A particular feature with stunning foliage, trees, shrubs and plants of various kinds, mainly laid to lawn, additional parking is to be found in the grounds as well as access to the garage.

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.

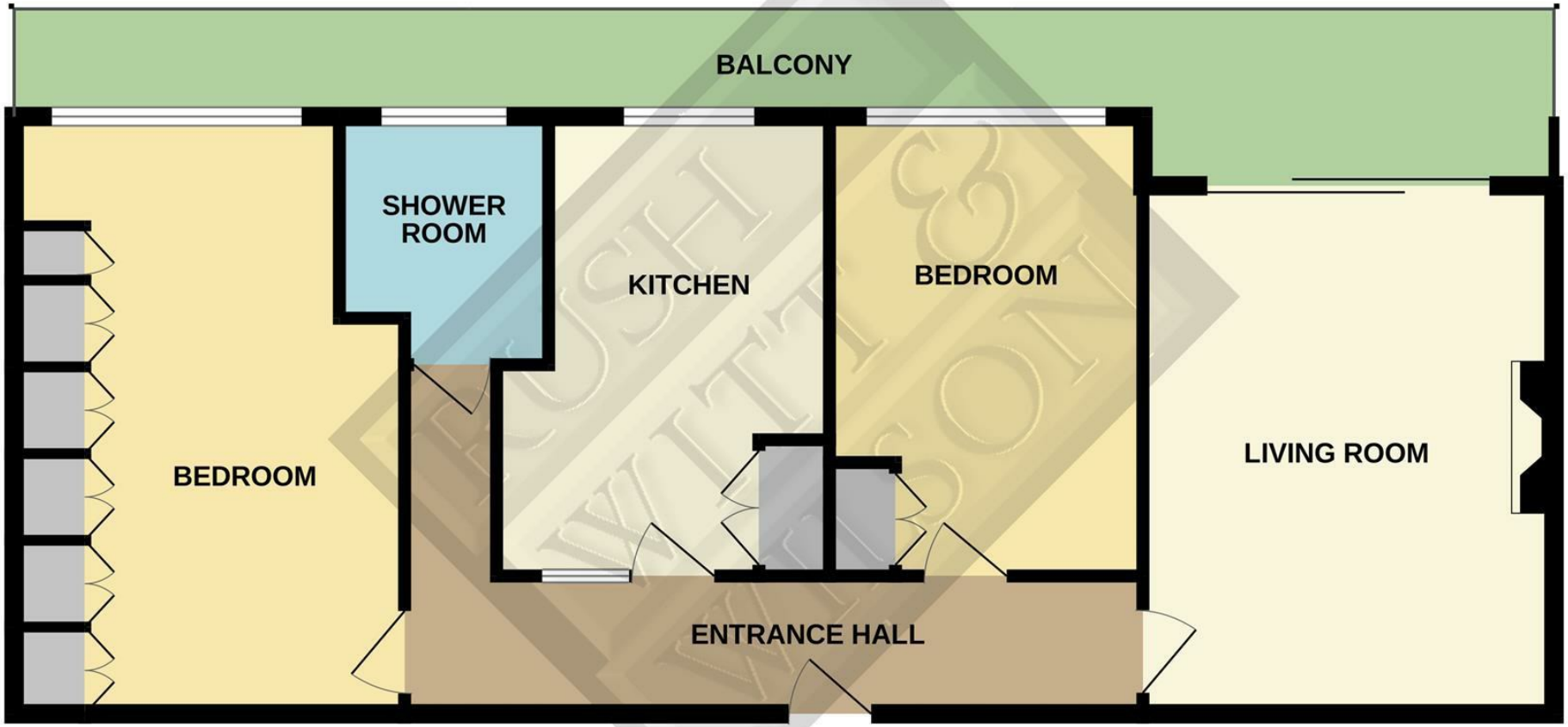






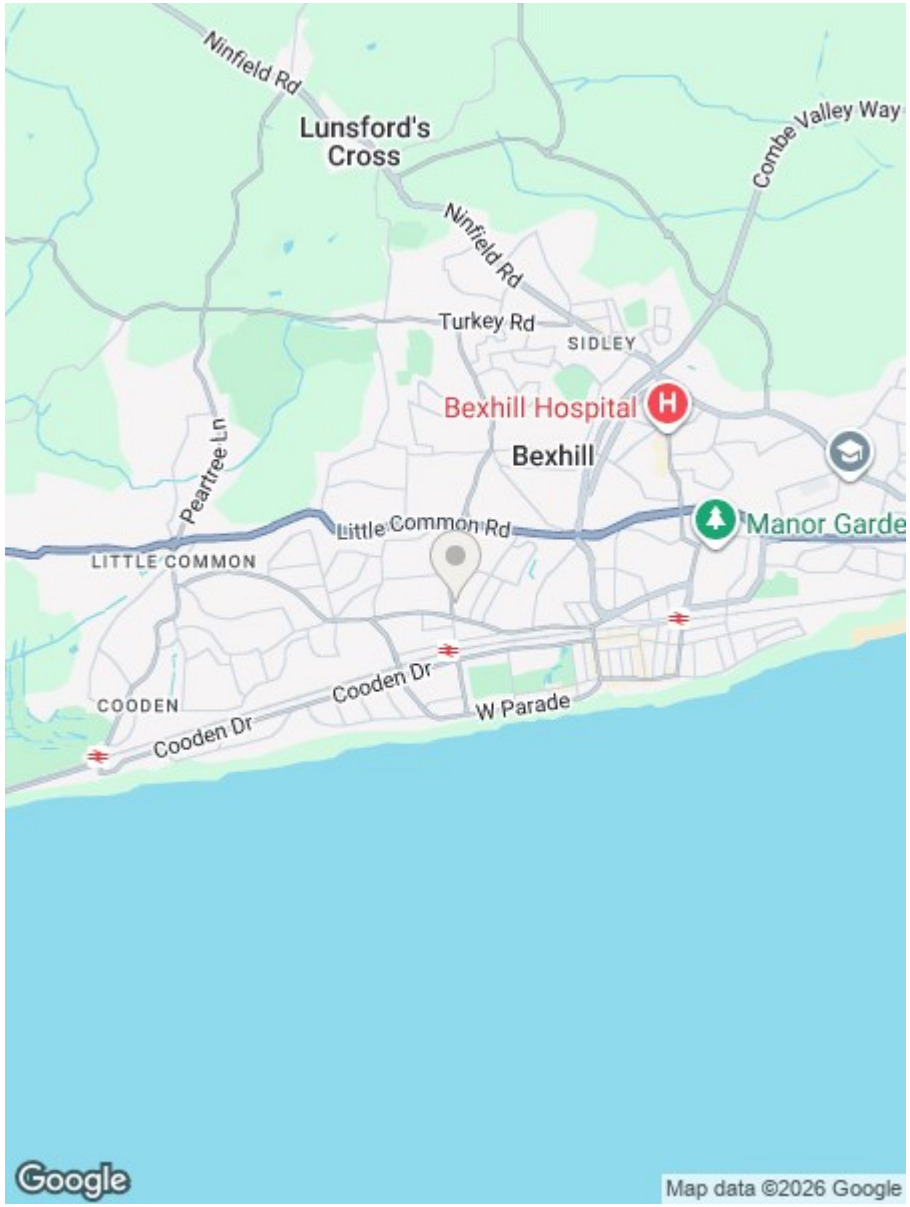


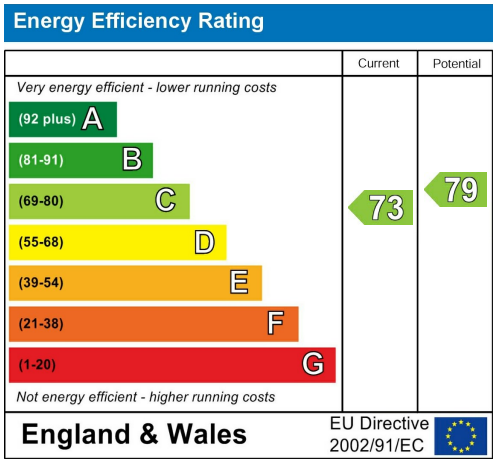
3RD FLOOR
811 sq.ft. (75.4 sq.m.) approx.

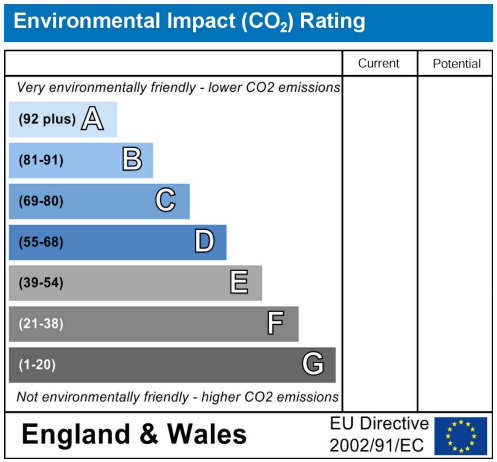


TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

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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