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BURGESS & CO.
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15 Oxshott Court, Sutton Place, Bexhill-On-Sea, TN40 1PH

Offers Over £225,000
Leasehold - Share of Freehold



Burgess & Co are pleased to offer to the market this first floor apartment, forming part of this purpose built block. Ideally located at the bottom of Galley Hill adjacent to the seafront and within close proximity to the Town Centre with its various amenities, shops, restaurants and mainline railway station. The accommodation comprises an entrance hall, a large living room with access to a private SOUTH FACING BALCONY with far reaching sea views, a fitted kitchen, two bedrooms one with a sea view and a modern shower room/w.c. Further benefits include gas central heating, double glazing, a garage located in a nearby block and the property is to include a share of Freehold. Viewing highly recommended by vendor's sole agents.

Communal Entrance Hall

With entry-phone system, stairs to

First Floor

With private front door to

Entrance Hall

With radiator, two storage cupboards.

Living Room

17'2 x 12'7
With radiator, double glazed window to the rear, double glazed sliding doors to

Balcony

Enjoying a southerly aspect with direct sea views.

Kitchen

10'4 x 7'4
Comprising matching range of wall & base units, worksurface, inset sink unit, fitted electric hob with extractor hood over, fitted eye level oven, space for washing machine, wall mounted boiler, radiator, double glazed window to the rear.

Bedroom One

11'9 x 10'4
With radiator, two built-in wardrobes, double glazed window to the front enjoying a southerly aspect & sea views.

Bedroom Two

9'2 x 9'0
With radiator, double glazed window to the rear.

Shower Room

8'2 x 7'5
Comprising walk-in double shower cubicle, vanity unit with inset wash hand basin, low level w.c, shaver point, extractor fan, heated towel radiator.

Garage

Located in a nearby block with up & over door.

NB

There is the remainder of a 999 year Lease from 24 June 1974 to include a share of the Freehold. We have been advised that the service charge is

approximately £1,038.20 paid 6 monthly. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

