

RUSH
WITT &
WILSON



**7 Ashtead Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PE
£189,950**

Well presented first floor seafront apartment situated in this sought after Sutton Place location. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, fitted kitchen, south facing living room with stunning sea views, sun balcony and bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. The property comes with the Share of Freehold with a long Lease. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hallway

Entry-phone system, stairs and lift leading to the first floor.

None of the services or appliances mentioned in these sale particulars have been tested.

Private Entrance Hallway

Entrance door, entry-phone system, radiator, large storage cupboard.

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.

Living Room

18'4 x 12'8 (5.59m x 3.86m)

Two double radiators, double glazed glass panelled sliding doors giving access onto the balcony with stunning views across the communal greens towards the sea with far reaching sea views.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

Kitchen/Breakfast Room

11'11 x 9'10 (3.63m x 3.00m)

Fitted kitchen with a range of wall and base units, laminated straight edge worktop surfaces, space for freestanding cooker, extractor canopy, space and plumbing for washing machine, space for freestanding fridge and freezer, radiator, double glazed window to the front elevation, gas central heating boiler, radiator.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Bedroom One

12'7 x 10'8 (3.84m x 3.25m)

Double glazed windows to the side elevation, built-in wardrobe cupboards, radiator.

Bedroom Two

10'11 x 9'6 (3.33m x 2.90m)

Double glazed window to the rear elevation, radiator, built-in wardrobe cupboards.

Bathroom

Suite comprising wc with low level flush, panelled bath with chrome mixer tap and shower over bath, chrome heated towel rail, pedestal mounted wash hand basin with mixer tap, obscure double glazed window to the rear.

Outside**Communal Gardens**

Well maintained communal gardens.

Lease & Maintenance

Share of Freehold with 974 years remaining on the lease and the service charge is £1,948.61 per annum.

Agents Note

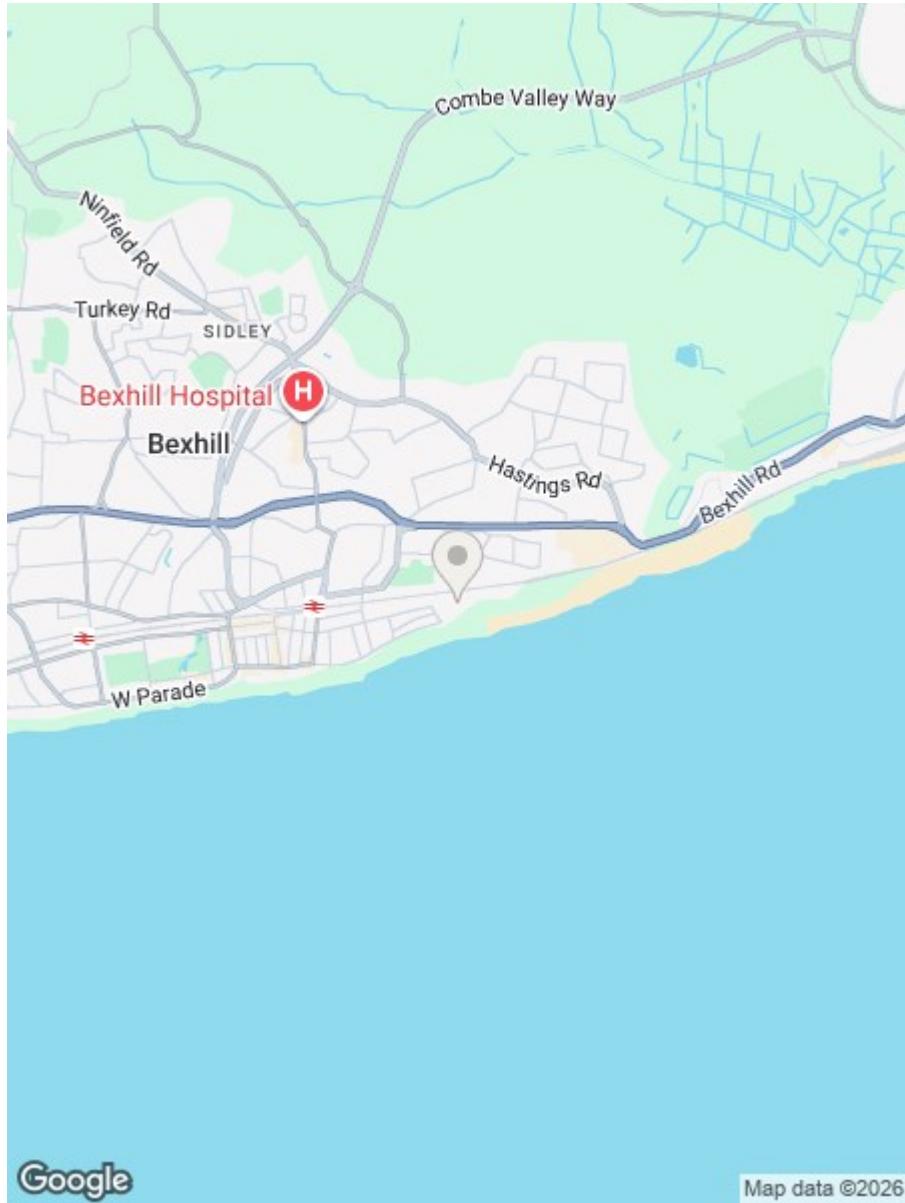


1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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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Residential Estate Agents
Lettings & Property Management



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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