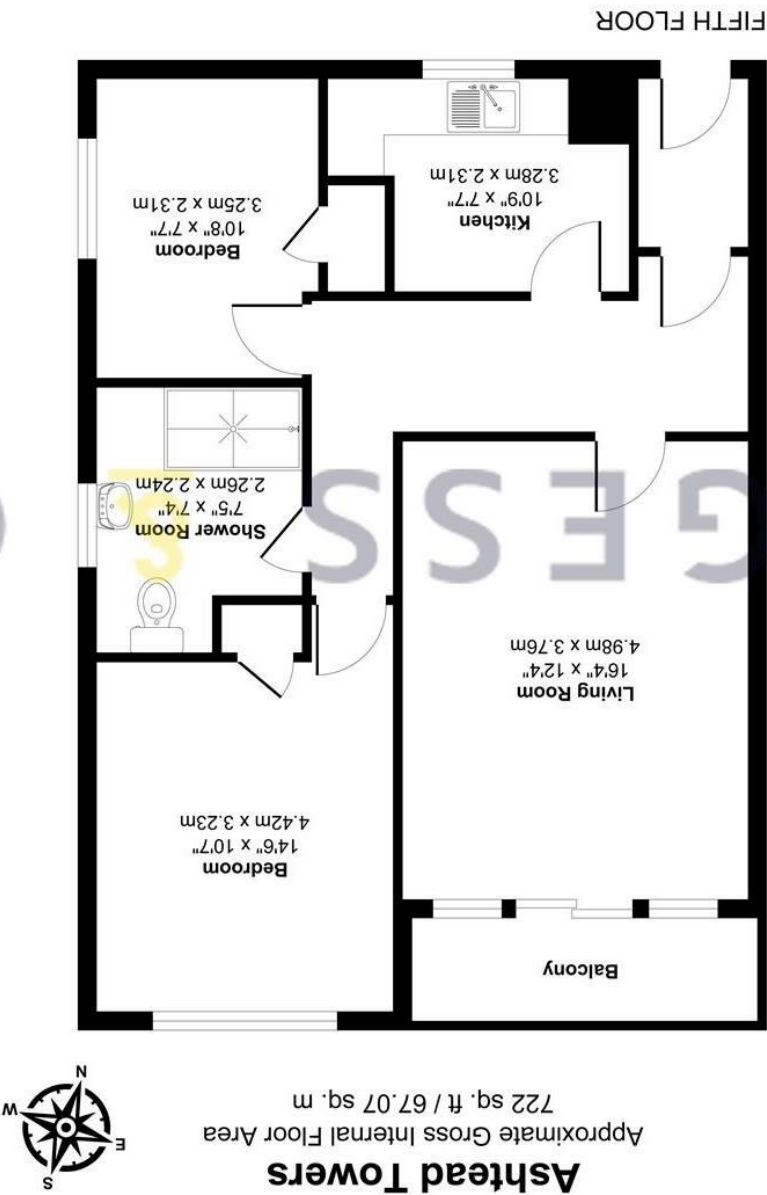




BURGESS & CO.
01424 222255

22 Ashtead Towers, Sutton Place, Bexhill-On-Sea, TN40 1PE

£180,000 Leasehold –
Share of Freehold



****NO ONWARD CHAIN**** Burgess & Co are pleased to offer to the market this spacious two bedroom fifth floor sea front apartment, forming part of this purpose built block. Ideally located being 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 16'4 living room with access to private south facing balcony enjoying direct sea views, a fitted kitchen, two double bedrooms one with direct sea views, and a family shower room. Further benefits include gas central heating, double glazing, a lift service to all floors and the property comes with the remainder of a long Lease which includes a share of Freehold. To be sold chain free. Viewing is recommended by vendor's sole agents.

Communal Entrance

With entry-phone system, stairs & lift to all floors.

Fifth Floor

With private front door to

Entrance Lobby

With door to

Hallway

With entry-phone system, radiator.

Living Room

16'4 x 12'4

With radiator, borrowed light window, double glazed sliding door to private Balcony enjoying a southerly aspect with direct sea views.

Kitchen

10'9 x 7'7

Comprising matching range of wall & base units, worksurfaces, inset sink unit, space for appliances to include cooker, fridge, washing machine & tumble

dryer, tiled splashbacks, wall mounted boiler, borrowed light window, double glazed window.

Bedroom One

14'6 x 10'7

With radiator, built-in cupboard, double glazed window to the front enjoying direct sea views.

Bedroom Two

10'8 x 7'7

With radiator, fitted cupboards, double glazed window to the side.

Shower Room

7'5 x 7'4

Comprising shower cubicle with fitted seat, pedestal wash hand basin, low level w.c, radiator, tiled walls, double glazed frosted window to the side.

Outside

There are well maintained communal gardens.

NB

There is the remainder of a 999 year Lease from 25 December 2000 to include a share of the Freehold. We have been advised that the service charges are approximately £1,048 every 6 months. Council tax band: B

