

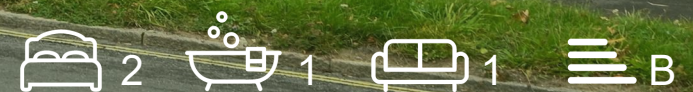
# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 Stokes House Sutherland Avenue, Bexhill-On-Sea, TN39 3QT

£240,000









£240,000

# 7 Stokes House Sutherland Avenue

Bexhill-On-Sea, TN39 3QT

- Exceptionally spacious first floor flat served by lift
- Large double aspect living room leading to south-facing balcony
- Shower room with WC, plus second separate WC
- Gas central heating and uPVC double glazing
- No onward chain
- Two south-facing double bedrooms
- 21'2 kitchen/breakfast room with integrated appliances
- Garage
- Situated within a few hundred yards of local shops, buses and Collington Halt station

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and exceptionally spacious first floor flat, served by lift, in a well-known and distinctive block situated within a few hundred yards of local shops, buses and Collington Halt railway station. Built in the 1960's by local builders, R A Larkin, the property provides a large entrance hall, two south-facing double bedrooms, a superb double aspect living room opening onto a south-facing balcony, a 21'2 kitchen/breakfast room with integrated appliances, bathroom with WC and a second separate WC. Outside, there is also a single garage. The block itself also features step-free access from a garage-level communal door accessing a communal lower hall and lift. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated in the Collington area of West Bexhill, with bus stops immediately opposite the block, and local shops in Collington Avenue. The town centre and the seafront at West Parade are both within half a mile, the seafront via a footpath from Terminus Road.



## Communal Entrance Hall

## Spacious Entrance Hall

12'4 x 9' plus recess (3.76m x 2.74m plus recess)

## Double Aspect Living Room

21'4 x 13'1 (6.50m x 3.99m)

## South-Facing Balcony

12'6 x 3'8 (3.81m x 1.12m)

## Large Kitchen/Breakfast Room

21'2 x 8'6 (6.45m x 2.59m)

## Bedroom One

15'9 x 12'1 (4.80m x 3.68m)

## Bedroom Two

15'9 x 12' (4.80m x 3.66m)

## Shower Room

## Separate WC

## Garage

16'7 x 7'11 (5.05m x 2.41m)

Lease: 999 years from 1968







**Maintenance: Approx £2000 pa**

**Share in Freehold company**

**Council Tax Band: C (Rother District Council)**

**EPC Rating: B**

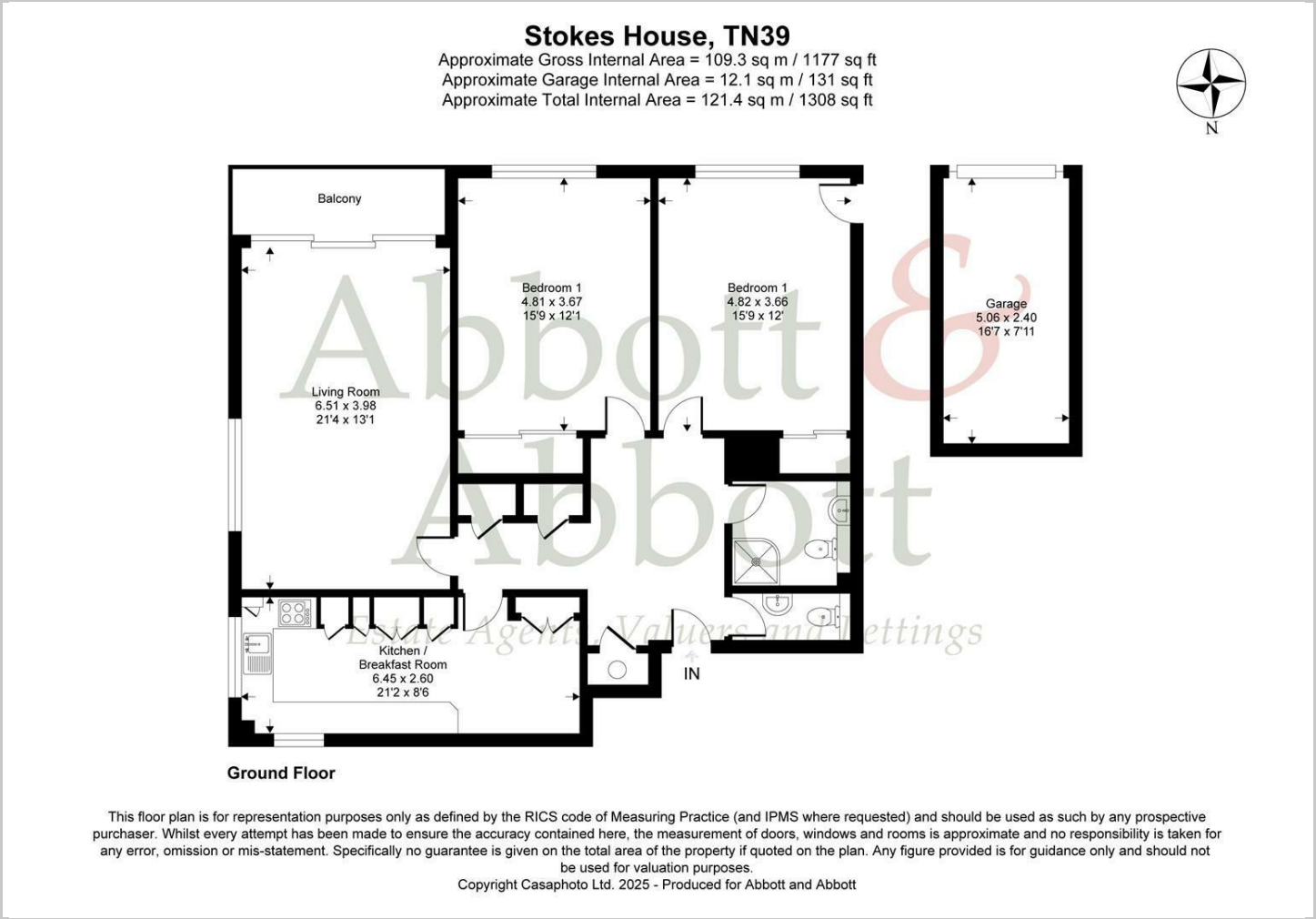








Floor Plans

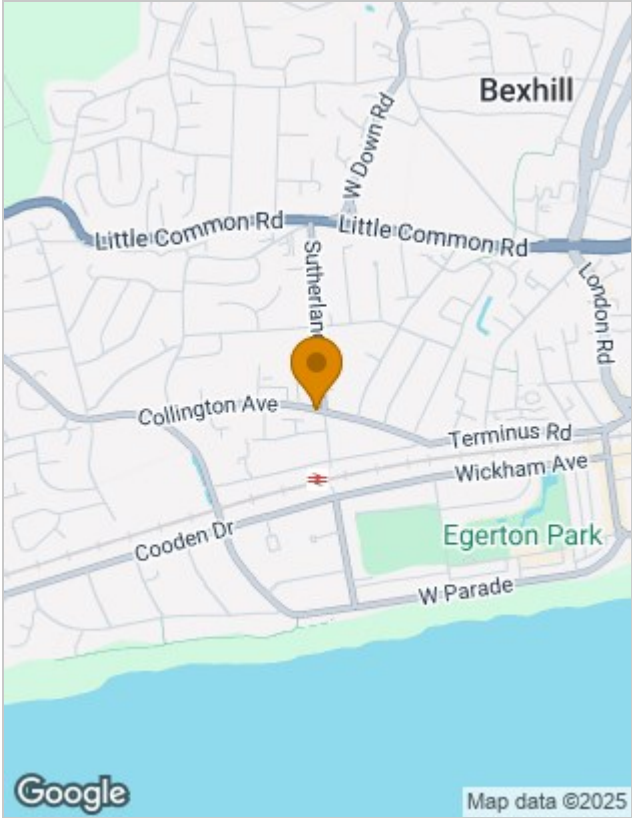


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

