



1 Stokes House, Sutherland Avenue,
Bexhill-on-Sea, East Sussex TN39

3QT



PROPERTY DESCRIPTION

A 3 bedroom raised hall floor purpose built flat situated in West Bexhill close to local shops and Collington Halt railway station. The property benefits from entry phone system, large hallway, 30' sitting/dining room, modern kitchen and shower room, gas boiler and radiators, double glazed, garage with electric door. EPC-C

FEATURES

- 3 bedroom purpose built flat
- 38' South facing sun balcony
- Garage with electric door
- 30' Living Room/Dining Room
- Modern Kitchen & Shower Room
- Gas Boiler and Radiators
- Double Glazed
- Chain Free
- Council Tax A





ROOM DESCRIPTIONS

Entrance hall

Communal front door to communal entrance hall. Private front door to entrance hall with radiators, double glazed window, built in single cupboard, double built in cupboard with hanging space and shelving, spotlights.

Sitting/Dining room

30' 2" x 12' 9" narrowing to 9'9" (9.19m x 3.89m) Having double glazed patio doors giving access to the sun balcony, radiator, television point, central, heating control timer. Dining Area having two double glazed windows, radiator.

South Facing Sun Balcony

Approx 38' 0" long x 7' 10" max (11.58m x 2.39m)

Kitchen

13' 2" x 9' 0" (4.01m x 2.74m) A modern fitted kitchen with single drainer sink unit with mixer tap and cupboards under, dishwasher, range of working surfaces with cupboards and drawers under, fridge and freezer, further working surface with cupboards and drawers under and matching wall mounted cupboards over with concealed lighting, built in four ring gas hob with electric oven below, extractor hood, double glazed window and wall mounted boiler.

Bedroom 1

15' 10" x 12' 0" (4.83m x 3.66m) Double glazed window overlooking the sun balcony, radiator.

Bedroom 2

15' 10" x 12' 0" (4.83m x 3.66m) Double glazed window overlooking the sun balcony, radiator.

Bedroom 3

13' 2" x 10' 0" (4.01m x 3.05m) Double glazed window overlooking the rear of the building, radiator.

Refitted Shower Room

With large corner shower cubicle with glass screens, tiled walls and chrome fittings, wash hand basin with mixer and cupboards under, low level WC with concealed system and storage cupboards, double glazed frosted window, heated towel, rail and radiator.

Utility room (formerly separate W/C)

With plumbing for washing machine and waste pipe for toilet connection.

Outside

The property has a single garage with electric door.

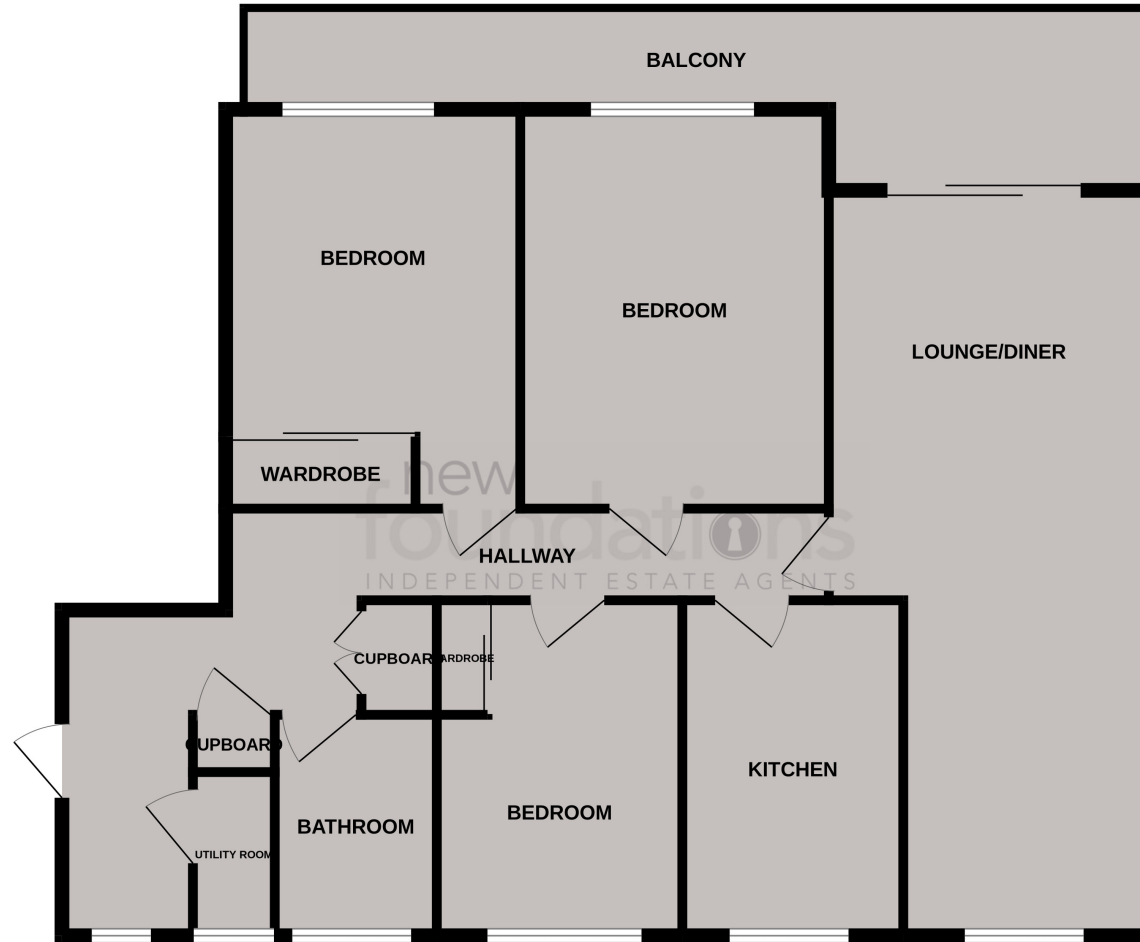
NB

We have verbally been advised the property has a share of freehold, 999 year lease from 1966.

2023 maintenance was Approximate £2000 per annum. 2024 maintenance is due to be approx £3500.

FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	78
EU Directive 2002/91/EC			

