



9 Oxshott Court, Sutton Place,
Bexhill-on-Sea, East Sussex TN40 1PH



PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom first floor purpose-built SEAFRONT apartment situated in the ever popular Sutton Place which is located one mile from Bexhill Town Centre & mainline railway station. The accommodation comprises; communal entrance with stairs rising to the first floor, private entrance hall, spacious lounge/diner with sliding doors leading to the SOUTH FACING BALCONY with magnificent views across the English Channel and towards Beachy Head, fitted kitchen, two double bedrooms with the master benefiting from sea views and modern bathroom. Outside there is an allocated parking.
EPC - C.

FEATURES

- Two Bedroom Seafront Apartment
- Purpose Built First Floor Flat
- Popular 'Sutton Place' Location
- Master Bedroom With Sea Views
- South Facing Balcony With Views Across The English Channel & Towards Beachy Head
- Spacious Lounge With Sliding Doors Leading To The Balcony
- Allocated Parking Space
- No Onward Chain
- One Mile From Town Centre & Train Station
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Communal porch area leading to communal entrance hall, stairs rising to the first floor.

Entrance Hall

Accessed via private front door, fuse box, two storage cupboards, radiator.

Lounge/Diner

17' 5" x 14' 10" (5.31m x 4.52m) Double glazed sliding doors with stunning views across the English Channel and towards Beachy Head and leading to the balcony, ceiling coving, decorative fireplace with inset electric fire, serving hatch, two radiators.

Balcony

15' 0" x 4' 1" (4.57m x 1.24m) With stunning views across the English Channel and towards Beachy Head.

Kitchen

9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to the rear, ceiling coving, a range of laminate working surfaces with inset stainless steel sink and drainer unit, space for cooker with extractor fan over, a range of matching wall and base cupboards with fitted drawers, wall mounted gas fired boiler, radiator, space and plumbing for washing machine.



Bedroom One

11' 6" x 14' 8" into rear of wardrobe (3.51m x 4.47m) Double glazed window with stunning views across the English Channel and towards Beachy Head, built-in wardrobes with sliding mirrored doors, further built-in double cupboard, radiator.

Bedroom Two

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to the rear, built-in double cupboard, radiator.

Bathroom

Double glazed patterned window to the rear, a fitted three piece white suite comprising; panelled bath with grab rails and electric shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, radiator.

Allocated Parking Space

Located to the rear of building.

Leasehold & Maintenance Information

Share of Freehold

999 year lease from 24th June 1974

Service Charge from June 2024 - 2025 - £2106.74



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>			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	

