




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£230,000 Sutton Place, Bexhill-on-Sea, East Sussex TN40 1PE
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this purpose built apartment with direct sea views and NO ONWARD CHAIN! The apartment is situated on the 4th floor and boasts accommodation which includes; A well-kept communal entrance hall with lift & stair access to all floors. The apartment has an enclosed entrance porch leading to the inner hall. The south-facing lounge offers ample space for both living room and dining room furnishings, along with a sliding door opening out to the private south-facing balcony with stunning, uninterrupted sea views. There is a modern fitted kitchen with a range of matching wall units and base units finished with laminated work surfaces and tiled splashbacks. There is an integral oven and gas hob, together with space for further appliances. The part-tiled bathroom comprises a panelled bath with shower over, a wash hand basin and low-level WC. In addition, the apartment has two double bedrooms, one with a built-in wardrobes and sea views. The apartment is fully double glazed, gas centrally heated via a combi-boiler and there is a garage en-bloc.



Key Features:

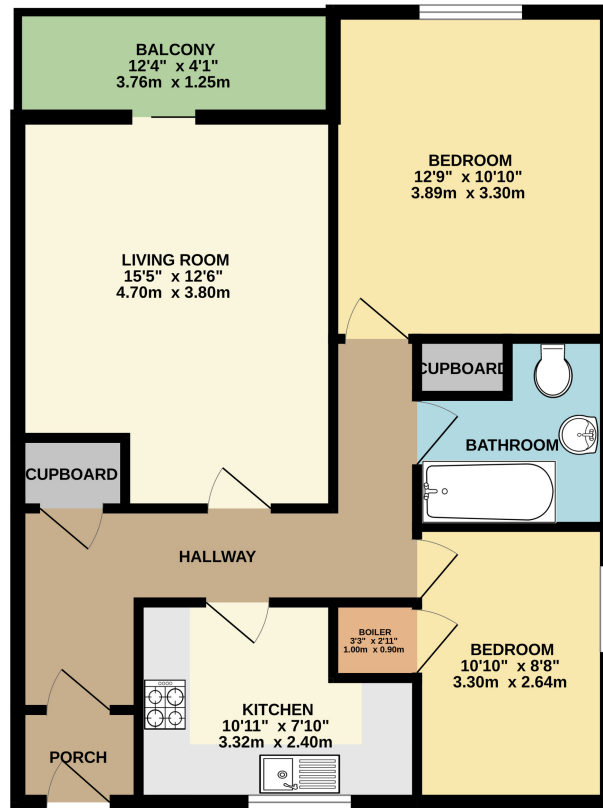
- Fourth Floor Apartment With Lift Access
- No Onward Chain
- Direct Sea Views
- Popular Galley Hill Location
- Lease Term In Excess Of 900 Years
- Garage En-bloc
- South Facing Balcony
- Double Glazing & Gas Central Heating

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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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LEASE & MAINTENANCE INFORMATION

Tenure - Leasehold
 Remaining lease term - 990 years remaining
 Maintenance Charge - £1,825.14 per annum which includes ground rent and water rates.
 Garage service charge - £150 per annum.

LOCATION -

Located a short distance from Bexhill Town Centre, where you can find an array of well-regarded restaurants, shopping facilities and adjacent to the seafront promenades. Bexhill mainline railways station in just under a mile away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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