



18 Merton Court, Sutton Place, Bexhill-
on-Sea, East Sussex TN40 1PD



PROPERTY DESCRIPTION

A bright, spacious and well presented THREE BEDROOM second floor purpose-built SEAFRONT apartment located in a well looked after block Merton Court within Sutton Place. The accommodation comprises; communal entrance with stairs rising to the second floor, private entrance hall, 17' lounge with sliding doors leading to the south facing balcony with exceptional views towards the sea and over the green, modern kitchen/dining room with door also leading to the balcony, three bedrooms, shower room with WC and additional WC/cloakroom. Further benefits include; GARAGE EN-BLOC, share of freehold and NO ONWARD CHAIN. EPC - C.

FEATURES

- Spacious Three Double Bedroom Second Floor Apartment
- Situated On The Seafront In Sutton Place With Stunning Views Across The English Channel
- Lounge/Diner With Sliding Doors Leading To The South Facing Balcony
- Modern Fitted Kitchen/Breakfast Room Also With Door To The Balcony
- Garage En-Bloc
- Share Off Freehold & Remainder Of 999 Year Lease
- Allocated Spaces For Residents Of Merton Court
- CHAIN FREE
- Council Tax Band - B
- Bexhill Town Centre A Mile Away & Train Station, Ravenside Retail Park Also A Short Distance Away With Shops & Supermarkets





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door with video entry-phone system, stairs rising to the second floor.

Entrance Hall

Accessed via private front door, Bellissimo video entry-phone handset, ceiling coving, radiator, large double cupboard housing modern Worcester bosch combination boiler.

Cloakroom/WC

Low level WC with concealed cistern, wash hand basin with cupboard under, extractor fan, tiled walls.

Lounge

17' 9" x 14' 0" (5.41m x 4.27m) Double glazed sliding doors leading to the south facing private sun balcony with amazing sea views, ceiling coving, two radiators.

Kitchen/Diner

14' 4" x 10' 4" reducing to 8' 5" (4.37m x 3.15m reducing to 2.57m) Double glazed window with amazing sea views and door also leading to the balcony, ceiling coving, radiator, a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers and glazed fronted display units, built-in electric oven, space for washing machine, dishwasher and fridge/freezer.

Bedroom One

16' 1" x 9' 11" (4.90m x 3.02m) Double glazed window with fitted blind to the rear, built-in cupboard, radiator.

Bedroom Two

12' 6" x 8' 10" (3.81m x 2.69m) Double glazed window with fitted blind to the rear, built-in cupboard, radiator.

Bedroom Three

12' 6" x 7' 2" (3.81m x 2.18m) Double glazed window to the rear with fitted blind, radiator.

Shower Room

Double glazed frosted glass window to the side, low level WC with concealed cistern, wash hand basin with cupboard under, corner shower cubicle with electric shower over, radiator, tiled walls.

Garage

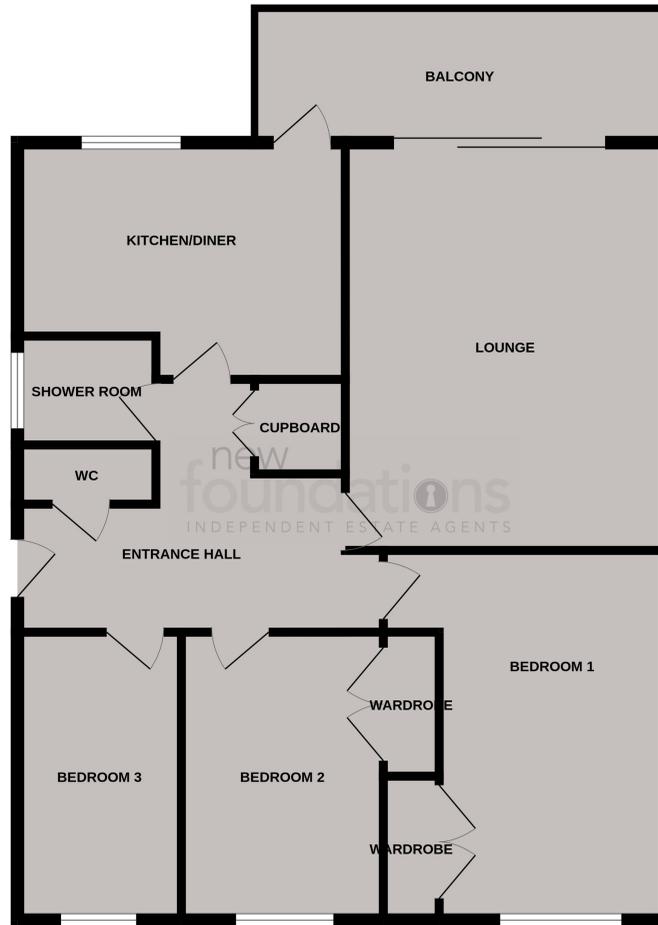
Located to the rear, number 50. Accessed via up and over door with dead bolts, on site CCTV cameras.

NB

We have been advised of the following;
share of freehold
999 year lease from 1967
£2602 per annum service charge
Please be advised there is no sub-letting

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	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

