




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£275,000 Sutherland Avenue, Bexhill-on-Sea TN39 3QL
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception



AT A GLANCE...

Located just under a mile from Bexhill Seafront promenade and amenities, Bexhill Estates is pleased to present this first-floor maisonette with a private rear garden. Occupying the first floor of this converted property, accessed through a private entrance leading to the spacious and bright dual-aspect lounge with a picture window and fireplace overlooking the rear garden. A modern fitted kitchen comes with a combination of matching wall and base units and space for appliances. Bedroom one can be found at the front of the property and benefits from a triple-aspect outlook and built-in wardrobes. There is a further double aspect bedroom with a built-in wardrobe and a fitted bathroom suite. Furthermore, the apartment benefits from gas central heating, double glazing, loft space, a share of freehold and a garage. It is highly recommended that you view this apartment at your earliest convenience in order to gain a full understanding of all it offers!



Key Features:

- First Floor Conversion
Marionette
- Two Double Bedrooms
- Beautiful Private Rear Garden
- Share Of Freehold
- Sought After Collington Location
- Modern Fitted Kitchen
- Garage
- Under A Mile To The Seafront
Promenades

Sutherland Avenue, Bexhill-on-Sea, East
Sussex, TN393QL

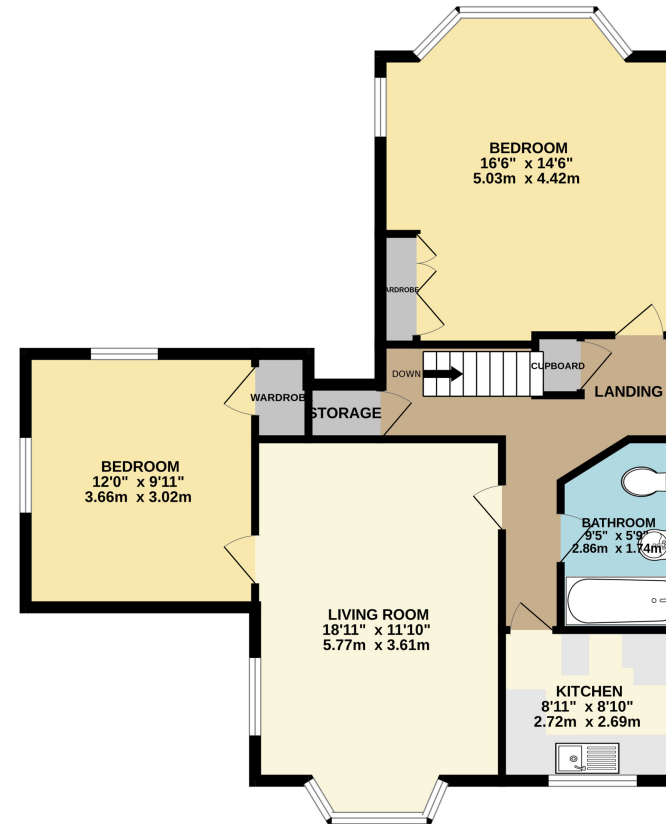
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ENTRANCE FLOOR



FIRST 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION -

Within a short walk of the property, you will find Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just under a mile away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just under 750 yards away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

OUTSIDE -

The property benefits from a well-maintained private rear garden. Predominantly laid to lawn with a variety of well-established plantings, trees and shrubs. There is a central seating area with a feature pergola, ideal for alfresco dining and access is available into the garage.

COUNCIL TAX BAND - Band B

LEASE LENGTH - 999 years from 1974

MAINTENANCE CHARGE - £50 per month.

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