



16 Tilford Court, Sutton Place, Bexhill-  
on-Sea, East Sussex TN40 1PF



## PROPERTY DESCRIPTION

CHAIN FREE. A very well presented and bright two bedroom first floor SEAFRONT flat situated in the sought after 'Sutton Place' development which is within easy reach of Ravenside Retail Park & Galley Hill whilst the town centre and train station are approximately a mile away. The accommodation comprises; communal entrance hall with stairs rising to the first floor, private entrance hall, south facing lounge with sea views and sliding door leading to the private sun balcony, recently re-fitted kitchen with all integrated appliances, two double bedrooms with the master having sea views and bathroom. Outside there is an ALLOCATED PARKING SPACE. To be sold with the remainder of a long lease and SHARE OF FREEHOLD. EPC - TBC.

## FEATURES

- Two Bedroom First Floor Flat
- Seafront Apartment With Lovely Views Towards The Sea & Over The Green
- Allocated Parking Space
- South Facing Balcony
- Recently Re-Fitted Kitchen Complete With Fully Integrated Appliances
- Sutton Place Location Within A Short Distance Of Galley Hill & Ravenside
- Master Bedroom With Sea Views
- Approximately A Mile From The Town Centre & Train Station
- No Onward Chain
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, stairs rising to the first floor.

### Private Entrance Hall

Accessed via private front door, fuse box, radiator, airing cupboard housing water tanks and electric boiler.

### Lounge

15' 9" x 12' 7" (4.80m x 3.84m) A south facing room with views across the English Channel, fully height double glazed windows and sliding door leading to the balcony, ceiling coving, radiator.

### Balcony

12' 2" x 3' 5" (3.71m x 1.04m) A perfect area to enjoy those summer evenings with wonderful views across the green in front of Sutton Place and towards the English Channel.

### Kitchen

8' 9" x 7' 10" (2.67m x 2.39m) Double glazed window to the rear, a fully re-fitted kitchen comprising; a range of quartz working surfaces with inset sink unit and mixer tap, inset four ring electric AEG induction hob with extractor fan over, a range of matching wall and case cupboards with fitted drawers, built-in appliances including; fridge/freezer, dishwasher, microwave, electric oven and washing machine, tiled splashback.

### Bedroom 1

12' 8" x 9' 8" (3.86m x 2.95m) A south facing room with views towards the English Channel, double glazed window to the front also overlooking the greenery area, ceiling coving, radiator, built-in wardrobe.

### Bedroom 2

9' 8" x 7' 10" (2.95m x 2.39m) Double glazed window to the rear, ceiling coving, radiator.

### Bathroom

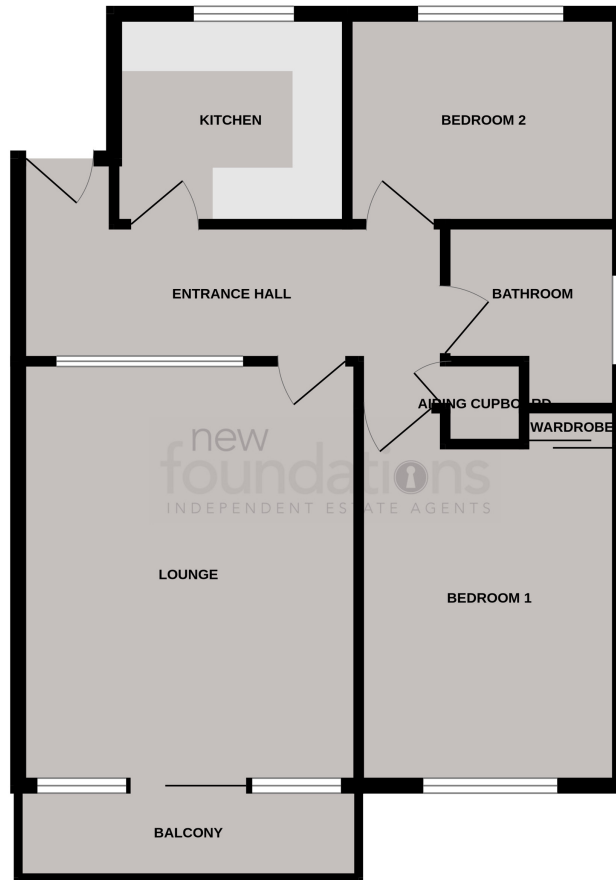
7' 4" x 6' 6" (2.24m x 1.98m) Double glazed frosted glass window to the side, a fitted three piece suite comprising; panelled bath with electric shower over, low level WC with concealed cistern, wash hand basin with cupboard under, radiator, shaver point.

### NB

999 Year Lease From 2001  
Share Of Freehold  
Service Charge - £1469.00

# FLOORPLAN

## 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>63</b>
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

