



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

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15 Cobham Towers, Sutton Place, Bexhill-on-Sea, East  
Sussex TN40 1PG  
**£235,000**  2 Bedroom  1 Bathroom  1 Reception



## AT A GLANCE...

Stunning Sea-View Apartment with Modern Interiors and Allocated Parking!

This purpose-built apartment enjoys direct sea views from its south-facing balcony and comes with a share of the freehold. Located within a well-maintained block that has recently undergone extensive refurbishments, including fire regulation updates, exterior repairs, and a new roof in 2025, this property seamlessly combines comfort and peace of mind.

Situated on the third floor with lift and stair access, this apartment boasts a unique open-plan layout within the Sutton Place development. The reception room and kitchen flow seamlessly, creating a bright and sociable living space. The kitchen is fitted with matching wall and base units and includes an integrated oven, hob, and washing machine, while the triple-aspect windows flood the room with natural light further enhancing the views.

The apartment comprises two double bedrooms and a modern fitted bathroom suite. Externally, the property benefits from an allocated parking space as well as visitor parking, adding convenience for both residents and guests. To fully appreciate the stunning sea views and the lifestyle this apartment offers, viewing is highly recommended.

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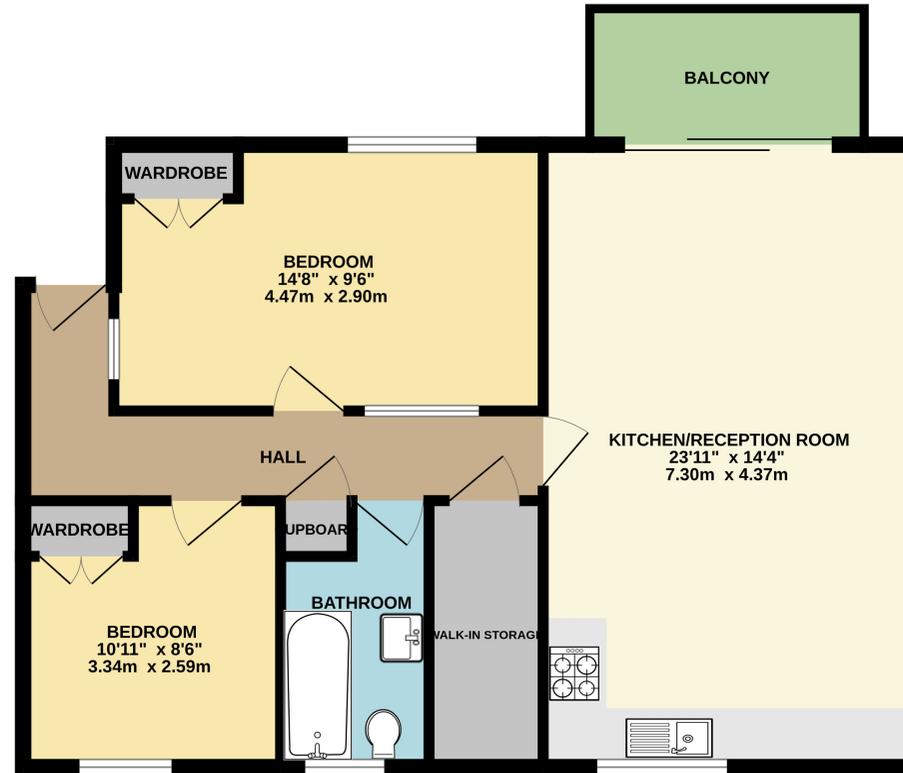
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### Key Features:

- Third Floor Purpose Built Apartment
- South Facing Balcony
- Share of Freehold
- Two Double Bedrooms
- Beautiful Sea Views
- Allocated Parking Space & Visitor Parking
- Large Refurbishment Project On The Building Completed 2025
- Modern Fixtures & Fittings

THIRD FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Location

The property is situated just a short distance from Bexhill Town Centre, where you'll find a variety of well-regarded restaurants, shops, and local amenities. Bexhill mainline railway station is less than a mile away, offering direct services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. For added convenience, there is also a bus stop in Sutton Place with regular routes around Bexhill.

### Lease & Maintenance Information

Tenure - Share Of Freehold  
 Lease term - In excess of 900 years remaining  
 Maintenance Cost - £3000 per annum, paid in 6 monthly instalments, Includes water rates, communal garden up keep, buildings insurance and lift maintenance.  
 Ground rent - N/A.

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