



11 Oxshott Court, Sutton Place,
Bexhill-on-Sea, East Sussex TN40 1PH



PROPERTY DESCRIPTION

A very well presented and CHAIN FREE two bedroom first floor seafront apartment situated in Sutton Place which is approximately a mile from the town centre and railway station. The accommodation comprises; communal entrance, entrance hall, south facing lounge with sliding door leading to the private balcony both of which have views towards the English Channel, recently updated kitchen with fully integrated appliances, two bedrooms and a modern shower room. Outside there is a garage en bloc. EPC - C.

FEATURES

- Two Bedroom First Floor Flat
- Seafront Apartment
- South Facing Balcony With Stunning Views
- Chain Free
- Recently Updated Kitchen With Fully Integrated Appliances
- Modern Shower Room
- Well Presented Throughout
- Garage In Block Nearby
- Recently Replaced Roof!
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

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

Entrance Hall

Accessed via private front door, entry phone handset, borrowed light from bedroom two, single storage cupboard, large cupboard with shelving.

Lounge/Dining Room

17' 4" max x 14' 11" (5.28m max x 4.55m) A spacious south facing room with stunning views across the English Channel, double glazed sliding door and full height windows to the front leading into a private sun balcony, ceiling coving, two radiators.

Kitchen

9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to the rear, a recently updated and fabulous modern kitchen comprising; a range of working surfaces with inset stainless steel sink unit with mixer tap, inset four ring gas hob with splashback and extractor fan over, a range of matching wall and base cupboard with fitted drawers, built-in appliances to include; electric oven, fridge/freezer, washing machine, slimline dishwasher and tumble dryer, cupboard housing recently installed gas fired boiler, radiator.

Bedroom One

14' 7" max x 13' 1" max (4.45m max x 3.99m max) Double glazed window to the front with views towards the English Channel, ceiling coving, radiator, built-in double wardrobe.

Bedroom Two

10' 8" x 9' 4" (3.25m x 2.84m) Double glazed window to the rear, ceiling coving, radiator, built-in double cupboard.

Shower Room

Double glazed frosted glass windows to the rear, ceiling coving, spotlights, a fitted three piece suite comprising; pedestal wash hand basin with mixer tap, low level WC, large walk-in shower cubicle with handheld attachment, over head shower and aqua boarding, radiator, part tiled walls.

Garage

Outside there is garage in the block behind, accessed via metal up and over door.

NB

We have been advised the following -
Share of Freehold

Lease Term - 999 years from 1974

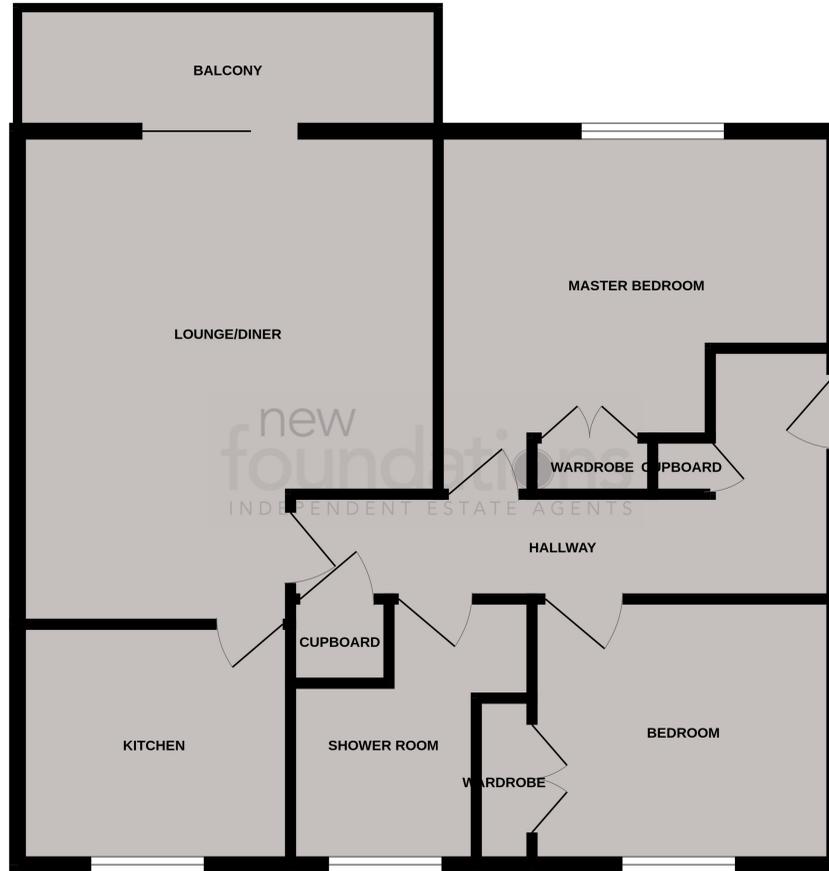
Service Charge - £1032 for the period June - December 2025

The roof has recently been replaced from a flat roof to a brand new pitched roof, the cost of this has been covered by the vendor already.



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	78	81
(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	

