



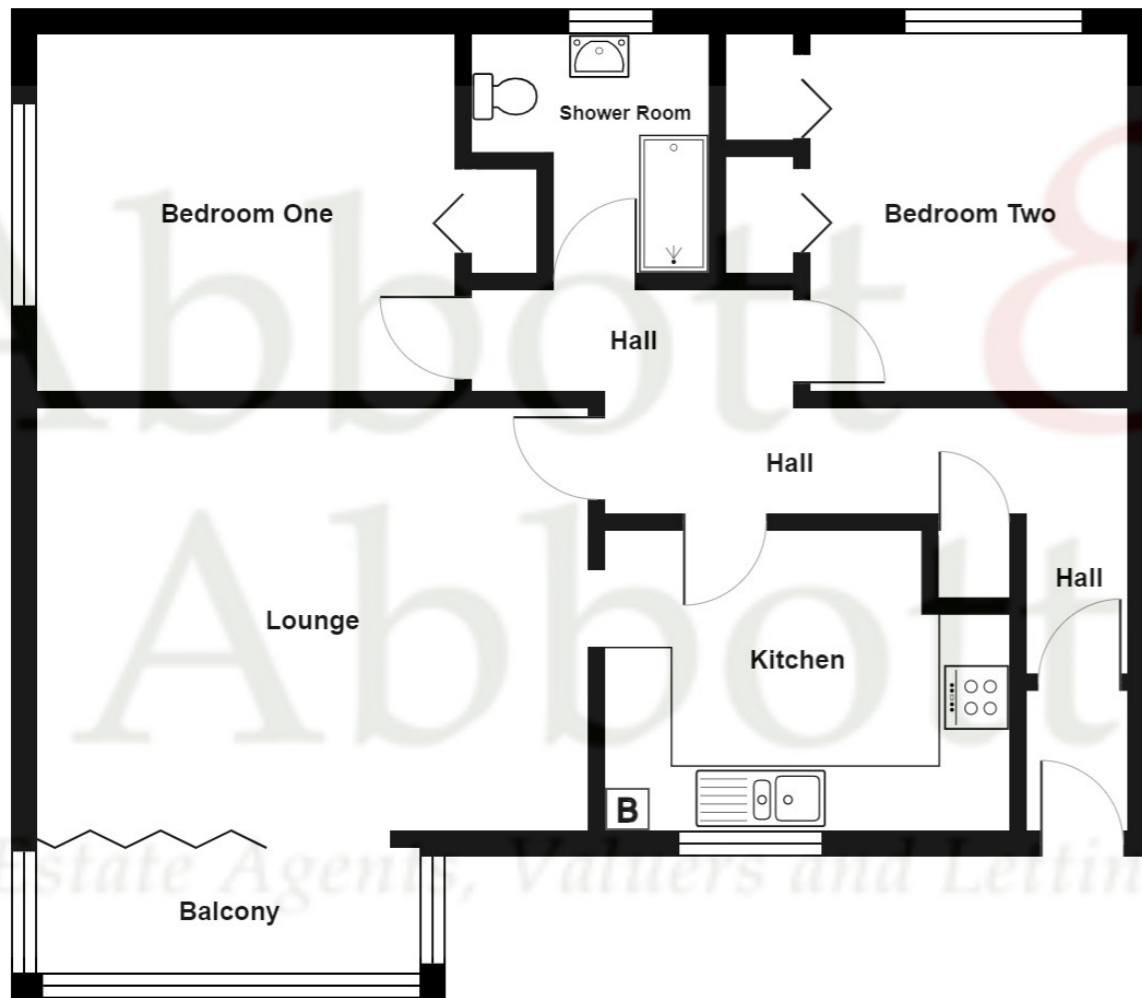
11, Ashtead Towers

£225,000

Sutton Place
Bexhill-on-Sea
East Sussex
TN40 1PE



Abbott & Abbott
Estate Agents, Valuers and Lettings



Abbott & Abbott Estate Agents offer for sale, with no onward chain and served by lift, this lovely, well-presented second floor seafront flat, set back from the promenade behind a wide greensward, with sea views from the lounge and a south-facing balcony. The property has recently been much improved and provides two bedrooms - both with wardrobes, an attractive contemporary kitchen with a range of integrated appliances, a good size lounge with bi-fold doors onto the balcony, and a shower room. Outside, there is a single garage in a nearby block and communal lawns to the front of the block. Gas central heating is installed and there are uPVC double glazed windows. The block is also entryphone-controlled.

The property is part of a development situated at the eastern end of the seafront, just over a mile from the town centre and on the route of the local town bus. A footpath leading from Galley Hill provides easy access to Glyne Gap and the Ravenside shopping complex, including Tesco and Marks & Spencer.

Communal Entrance Hall

Entryphone-controlled, with lift and stairs to the second floor. Front door to:

L-Shaped Entrance Hall

With Karndean flooring, built-in coats cupboard, entryphone, radiator.

Lounge

16' 6" x 12' 8" (5.03m x 3.86m) A lovely, bright room with bi-fold doors providing views over the greensward to the sea and opening onto a south-facing balcony. Karndean flooring, television point, doorway to kitchen.

Balcony

11' 6" x 3' 8" (3.51m x 1.12m) Recently refurbished and south-facing, with views over the greensward to the sea.

Kitchen

12' 0" x 9' 0" (3.66m x 2.74m) Recently refitted with an attractive range of base storage units comprising cupboards, drawers and work surfaces, plus matching wall-mounted storage cupboards. Stainless steel sink with half bowl, mixer tap and drainer. Range of integrated appliances including Bosch ceramic electric induction hob with extractor hood above, electric double oven, dishwasher, washing machine, fridge and freezer. Ideal wall-mounted gas-fired boiler, Karndean flooring, radiator, doorway from lounge, glazed door to entrance hall.

Bedroom One

12' 6" x 10' 8" (3.81m x 3.25m) Built-in wardrobe, radiator.

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m) Twin built-in wardrobes, radiator.

Shower Room

Tiled walls and a suite comprising walk-in shower cubicle with glazed screen and plumbed shower unit, pedestal wash basin with mixer tap, and WC. Heated towel rail.

Outside

Communal lawns to the front of the block, opening directly onto a wide greensward which leads up to the seafront, promenade and the beach.

Garage No 4

16' 3" x 8' 2" (4.95m x 2.49m) Situated in a nearby block of garages. Up & over door.

Lease

999 years from December 2000

Maintenance

Currently £913.61 per half year.

Freehold

The freehold of the block is owned by a residents company in which flat owners have a share.

Council Tax Band

B (Rother District Council)

EPC Rating

C