

£250,000 Share of Freehold



1 Stokes House, Sutherland Avenue,
Bexhill-on-Sea, East Sussex TN39
3QT



PROPERTY DESCRIPTION

CHAIN FREE. A very spacious three double bedroom hall floor purpose built apartment situated in the sought after 'Collington' area of Bexhill and within walking distance of Collington Train Station & Tesco Express whilst Bexhill Town Centre is just over half a mile away. The accommodation comprises; communal entrance hall with lift from the lower ground floor to the hall floor, spacious entrance hall with area ideal for desk, bright triple aspect 30' lounge/dining room with sliding doors leading to the good size south facing sun terrace, modern kitchen, three double bedrooms, modern shower room and a utility room (former additional WC). Furthermore there is a garage with electric up and over door. EPC - C.

FEATURES

- Extremely Spacious Three Bedroom Hall Floor Flat
- 30' Bright Triple Aspect Lounge/Diner
- Large South Facing Sun Terrace
- Garage With Electric Door
- Modern Kitchen & Shower Room
- Easy Reach Of Small Parade Of Shops Including Tesco Express
- Short Walk To Collington Train Station
- Vacant Possession
- Chain Free
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, lift from the lower ground floor to the hall floor.

Entrance hall

Accessed via private front door, double glazed window to the rear, built-in single cupboard with shelving, double built-in cupboard with hanging space and shelving, spotlights, radiators.

Lounge/Dining Room

30' 2" x 12' 9" narrowing to 9'9" (9.19m x 3.89m) A bright and spacious triple aspect room with double glazed windows to the rear and side and sliding doors to the front which lead to the sun terrace, radiators, television point, central, heating control timer.

South Facing Sun Balcony

Approx 38' 0" long x 7' 10" max (11.58m x 2.39m)

Kitchen

13' 2" x 9' 0" (4.01m x 2.74m) Double glazed window to the rear, a modern fitted kitchen comprising; a range of working surfaces with single drainer sink unit and mixer tap, inset four ring gas hob with extractor fan over, range of matching wall and base cupboards with fitted drawers, built-in electric oven, wall mounted boiler.

Bedroom 1

15' 10" x 12' 0" (4.83m x 3.66m) A south facing room with double glazed window to the front, radiator.

Bedroom 2

15' 10" x 12' 0" (4.83m x 3.66m) A south facing room with double glazed window to the front, radiator.

Bedroom 3

13' 2" x 10' 0" (4.01m x 3.05m) Double glazed window to the rear, radiator.

Refitted Shower Room

With large corner shower cubicle with glass screens, tiled walls and chrome fittings, wash hand basin with mixer and cupboards under, low level WC with concealed system and storage cupboards, double glazed frosted window, heated towel, rail and radiator.

Utility room (formerly separate W/C)

Double glazed window to the rear, plumbing for washing machine and waste pipe for toilet connection.

Outside

The property has a single garage with electric door.

NB

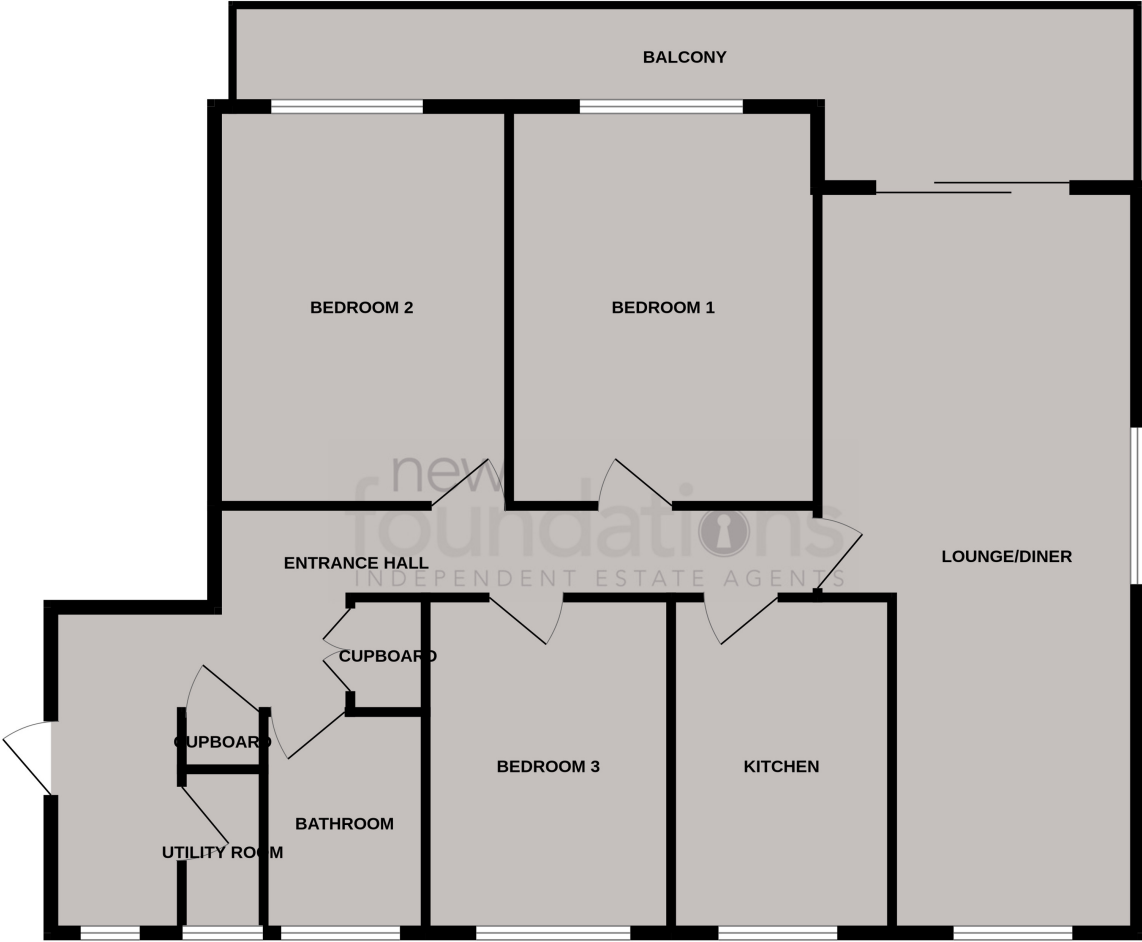
We have verbally been advised the property has a share of freehold, 999 year lease from 1966.

The service charge for this year was - £3,565.53



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	78
		EU Directive 2002/91/EC

