



6 Ashted Towers, Sutton Place,
Bexhill-on-Sea, East Sussex TN40 1PE



PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom first floor SEAFRONT apartment with lift access and situated in the sought after 'Sutton Place' development located less than a mile from Bexhill Town Centre & mainline railway station. The accommodation comprises; communal entrance with stairs and lift rising to the first floor, entrance hall, south facing lounge with views across the English Channel and sliding doors leading to the private sun balcony, fitted kitchen, two bedrooms with the master being south facing with sea views and modern bathroom. To be sold with the remainder of a long lease, share of freehold and with VACANT POSSESSION. EPC - C.

FEATURES

- Two Bedroom First Floor Flat
- Lift Access
- Sought After Sutton Place Location
- South Facing Balcony
- Seafront Apartment
- 16' Lounge/Dining Room
- Close To Galley Hill & Ravenside Retail Park
- Share Of Freehold
- Chain Free
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal entrance door, stairs and lift rising to the first floor.

Entrance Hall

Accessed via private front door, ceiling coving, further door into inner hall.

Inner Hall

Ceiling coving, radiator, storage cupboard.

Lounge/Dining Room

16' 4" x 12' 0" (4.98m x 3.66m) Double glazed sliding doors and windows with stunning views towards the English Channel, ceiling coving, radiator.

Balcony

Benefitting from lovely views across the green and towards the sea whilst also being south facing.

Kitchen

10' 7" x 7' 4" (3.23m x 2.24m) Double glazed window to the rear, a fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, wall mounted gas fired boiler, a range of matching wall and base cupboards with drawers, space for under-counter appliances.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window with stunning views towards the English Channel, ceiling coving, radiator, cupboard.

Bedroom Two

10' 4" x 8' 3" (3.15m x 2.51m) Double glazed window to the side with a partial sea view, ceiling coving, radiator, cupboard.

Bathroom

Double glazed frosted glass window to the side, panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, radiator.

NB

We have been advised the following;

Share of freehold

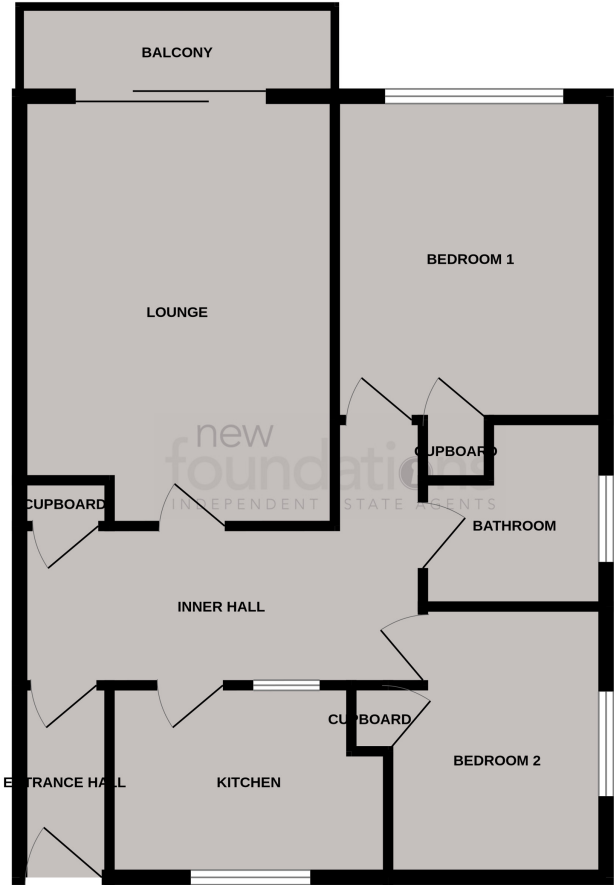
949 years remaining on the lease

Service Charge - September 2024 - March 2025 = £895.00



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		77	80
(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			EU Directive 2002/91/EC	

