



**28 Wallington Towers, Sutton Place,
Bexhill-on-Sea, East Sussex TN40 1PQ**



PROPERTY DESCRIPTION

A 2 bedroom top floor seafront apartment benefiting from far reaching sea views and views towards Galley Hill and St Leonards. Sitting/Dining room, SUN BALCONY, kitchen, shower room, double glazed, passenger lift and garage. EPC - E.

FEATURES

- Seafront Apartment
- Top Floor
- 2 Bedrooms
- Balcony
- Sea Views
- Garage
- Passenger Lift
- Council Tax-B





ROOM DESCRIPTIONS

Entrance

Communal front door with security entry phone system, passenger lift or stairs to the sixth floor landing.

Private front door to entrance hall with electric Dimplex Quantum wall mounted heater, built in storage cupboard.

Lounge/Dining Room

24' 8" x 12' 9" (7.52m x 3.89m) narrowing to 14'2" x 8'3" Sitting area; having double glazed patio doors leading onto private sun balcony with far reaching views over the English Channel and views over Galley Hill towards Saint Leonards, television point, electric Dimplex Quantum wall heater, opening through to the dining room, having double glazed windows with far each views over the English channel, Galley Hill and Saint Leonards, door to kitchen.

Kitchen

10' 8" x 7' 10" (3.25m x 2.39m) Double glazed window overlooking the rear of the property, single drainer stainless steel sink unit with mixer tap and cupboards, plumbing for washing machine, range of working surfaces with cupboards and drawers under, space for electric cooker, range of matching wall mounted cupboards, space for fridge freezer and dishwasher.

Bedroom 1

12' 8" x 9' 4" (3.86m x 2.84m) Having double glazed window with sea views, double built in wardrobe.

Bedroom 2

8' 8" plus door recess x 8' 4" (2.64m x 2.54m) Window overlooking the rear of the property, double built in wardrobe.

Shower Room

With double length shower cubicle with glass screen and electric shower, vanity unit with inset wash basin and cupboards under, low level WC, built in storage/airing cupboard, electric heater, part tiled walls, frosted double glazed window.

Outside

Outside the property is set within communal gardens. There is also a garage located on block.

NB

The lease is 999 years from 1974. We have been verbally advised by the vendor that the current maintenance charge is aspxox £2700



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		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

