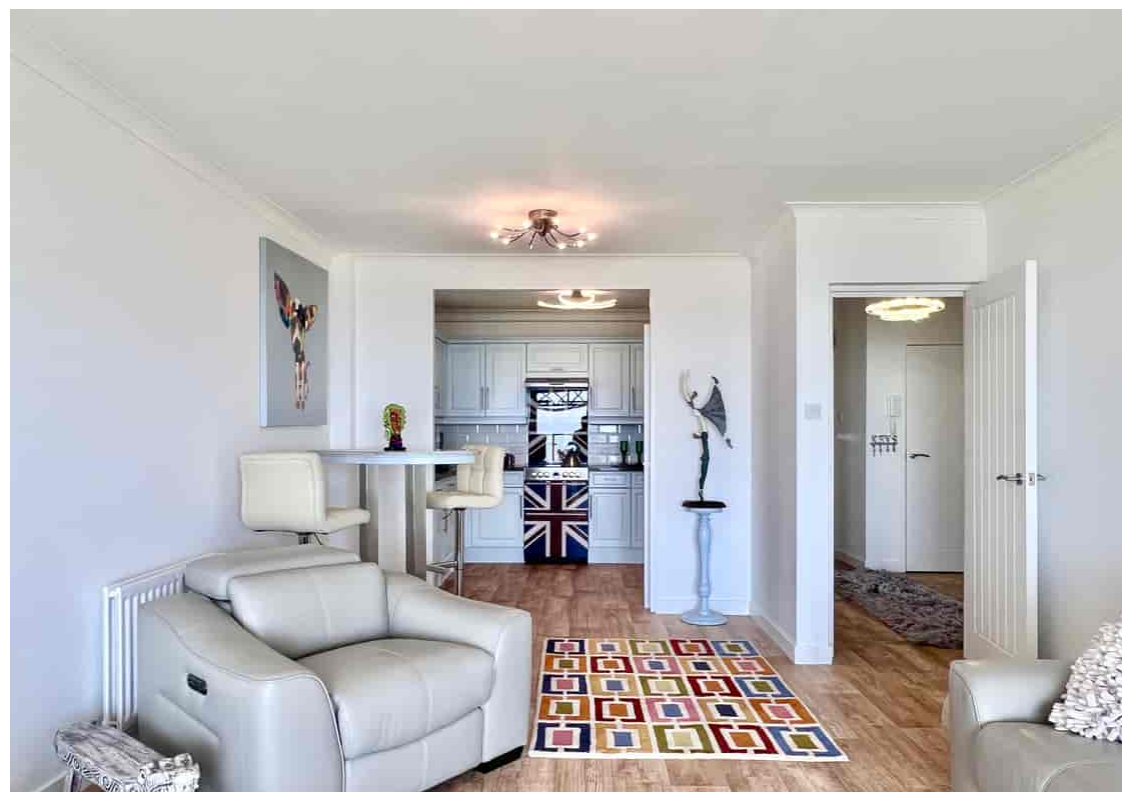




Flat 18 Sutton Place, Bexhill-on-Sea, East Sussex, TN40 1PH

Immaculate Two Bed Seafront Apartment With Stunning Views £275,000 - Not Applicable



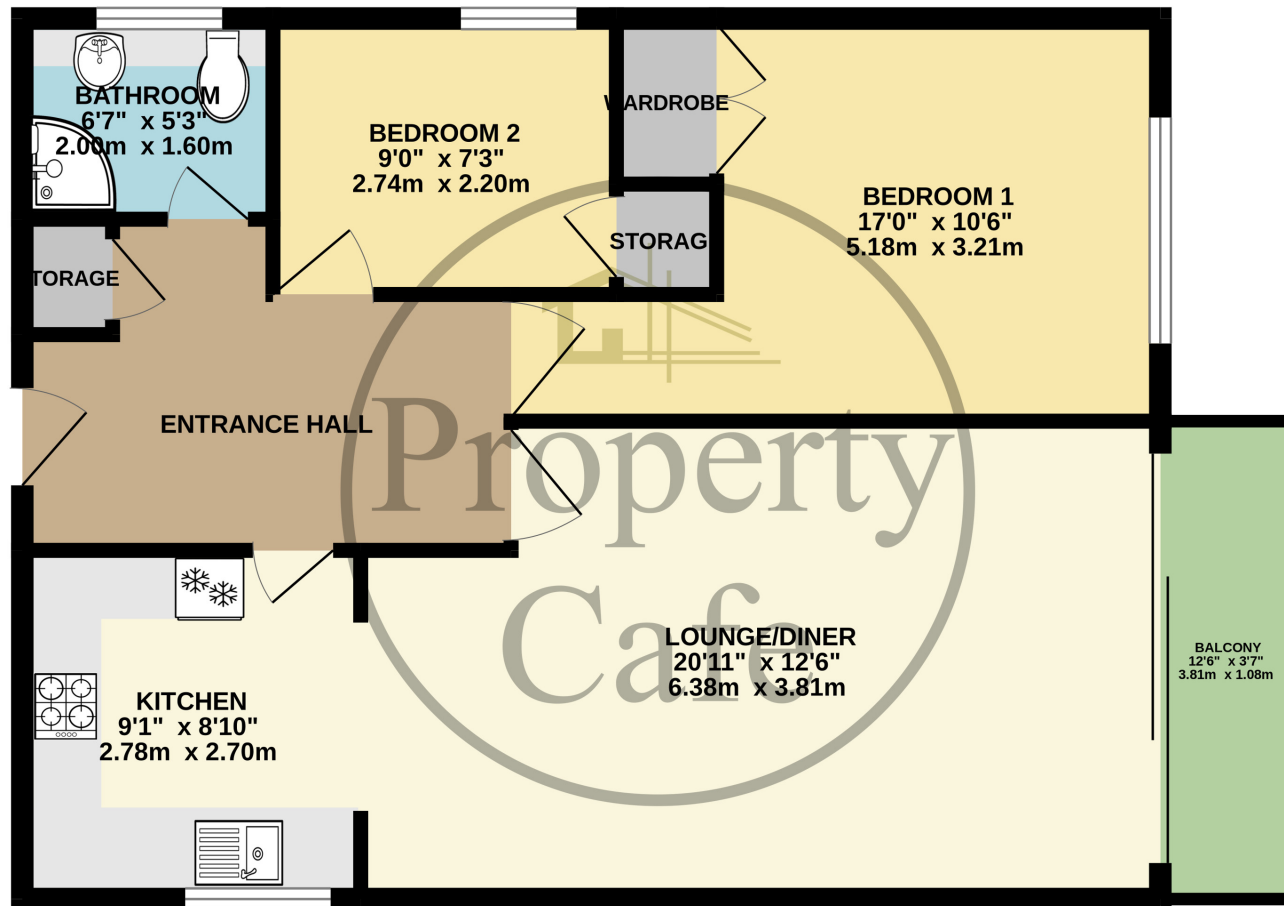




Property Café are delighted to present to the market this immaculately presented two bedroom, seafront apartment with uninterrupted panoramic sea views. Accommodation and benefits include; A secure communal entrance area with entry phone system & internal stairway leading to all floors; Inner flat entrance hall with storage cupboard & giving access to all rooms; Generous lounge/diner with a stunning outlook out to sea and giving access onto a south facing balcony allowing the views and location to be enjoyed in full; Modern fitted kitchen offering ample cupboard space & granite worksurfaces in addition to room for freestanding, cooker, fridge/freezer and washing machine; Two well proportioned double bedrooms both of which with a fitted wardrobe; Modern fitted shower room comprising of a shower cubicle, wash basin & WC. Externally the property boasts a single garage en-bloc and a communal parking area. The apartment is offered for sale in excellent condition having been professionally decorated, new flooring, new internal & patio doors as well as currently in the process of having a new roof (which the cost of which has already been covered by our sellers). Being sold with no onward chain we recommend you view at your earliest convenience.



**SECOND FLOOR FLAT**  
**686 sq.ft. (63.7 sq.m.) approx.**



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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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**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** None.  
**Heating Sources:** None.  
**Electricity Supply:** None.  
**EPC Rating:** D (57)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** None.  
**Accessibility Types:** None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right on Bexhill's manicured seafront & promenade, offering stunning views out to sea and beach huts when in season. Positioned in the heart of Bexhill close to both the town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists in addition to being a short walk away from Ravenside retail park. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Seafront Apartment For Sale
  - South Facing Balcony With Stunning Sea Views
  - Two Well Proportioned Double Bedrooms
    - New Balcony With New Sliding Door
    - Single Garage En-Bloc
    - Sea Views From Every Window
- Ample Fitted Storage Throughout
- Professionally Refurbished & Decorated To A High Standard
  - Brand New Roof - 2025
- New Floor Coverings & Internal Doors Throughout
- Sold With No Onward Chain