



14 Stokes House, Sutherland Avenue,
Bexhill-on-Sea, East Sussex TN39

3QT



PROPERTY DESCRIPTION

A very spacious three double bedroom 4th floor purpose built 'Larkin built' apartment with FAR REACHING SEA VIEWS 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 garages, spacious entrance hall, bright triple aspect 30' lounge/dining room with sliding doors leading to the good size south facing balcony with sea view, modern kitchen, three double bedrooms, modern shower room, additional WC. Furthermore there is a garage up and over door. EPC - C

FEATURES

- Extremely Spacious 3 Bedroom 4th Floor Apartment
- 30' Bright Triple Aspect Lounge/Diner
- South Facing Balcony
- Garage
- Modern Kitchen & Bathroom
- Separate W/C
- Easy Reach Of Small Parade Of Shops Including Tesco Express
- Short Walk To Collington Train Station
- Council Tax Band C
- Share of Freehold





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, with security entry phone system, passenger lift to all floors, including the garages.

24' Private Entrance

Accessed via private front door leading to large private entrance hall, entry-phone handset, radiator, central heating thermostat, single built-in storage cupboard with shelving, double built-in utility cupboard with plumbing for washing machine and space for tumble dryer with shelving, recess hallway with built-in storage cupboard.

Sitting Room/Dining Room

30' 6" x 13' 2" narrowing to 10' 2" (9.30m x 4.01m)

Sitting area: A south facing room having far reaching views over the English Channel with double glazed patio doors giving access to private south facing balcony. TV aerial point, internet point, radiator, double glazed window with a westerly aspect.

Dining Area: double glazed window with far reaching views over Bexhill rooftops, radiator.

Kitchen

13' 5" x 9' 0" (4.09m x 2.74m) A modern fitted kitchen comprising: single drainer sink unit with mixer tap and cupboards under, plumbing for dishwasher, range of working surfaces with cupboards and drawers below, built-in four ring gas hob with electric oven below and extractor hood over with chrome splash back, matching wall mounted cupboards and tall storage unit, space for fridge/freezer wall mounted gas boiler.

Bedroom One

16' 0" x 12' 0" (4.88m x 3.66m) Double glazed windows having far reaching sea views, radiator, double built-in wardrobes, further freestanding wardrobes.

Bedroom Two

16' 0" x 12' 0" (4.88m x 3.66m) Double glazed window with far reaching views towards the English Channel, radiator, double built-in storage cupboards and freestanding wardrobe, door to fire escape route.

Bedroom Three

13' 5" x 10' 0" (4.09m x 3.05m) Double glazed window with far reaching views of Bexhill rooftops, radiator, freestanding wardrobe.

Shower Room

9' 0" x 6' 6" (2.74m x 1.98m) Large walk-in shower unit with chrome fittings, tiled walls and glass screen, wash hand base with mixer tap and storage cupboards below, low-level WC with storage cupboard to one side, frosted double glazed window, radiator, heated towel rail.

Separate WC

Low level WC, wash hand basin mixer tap, frosted glass double glazed window.

Garage

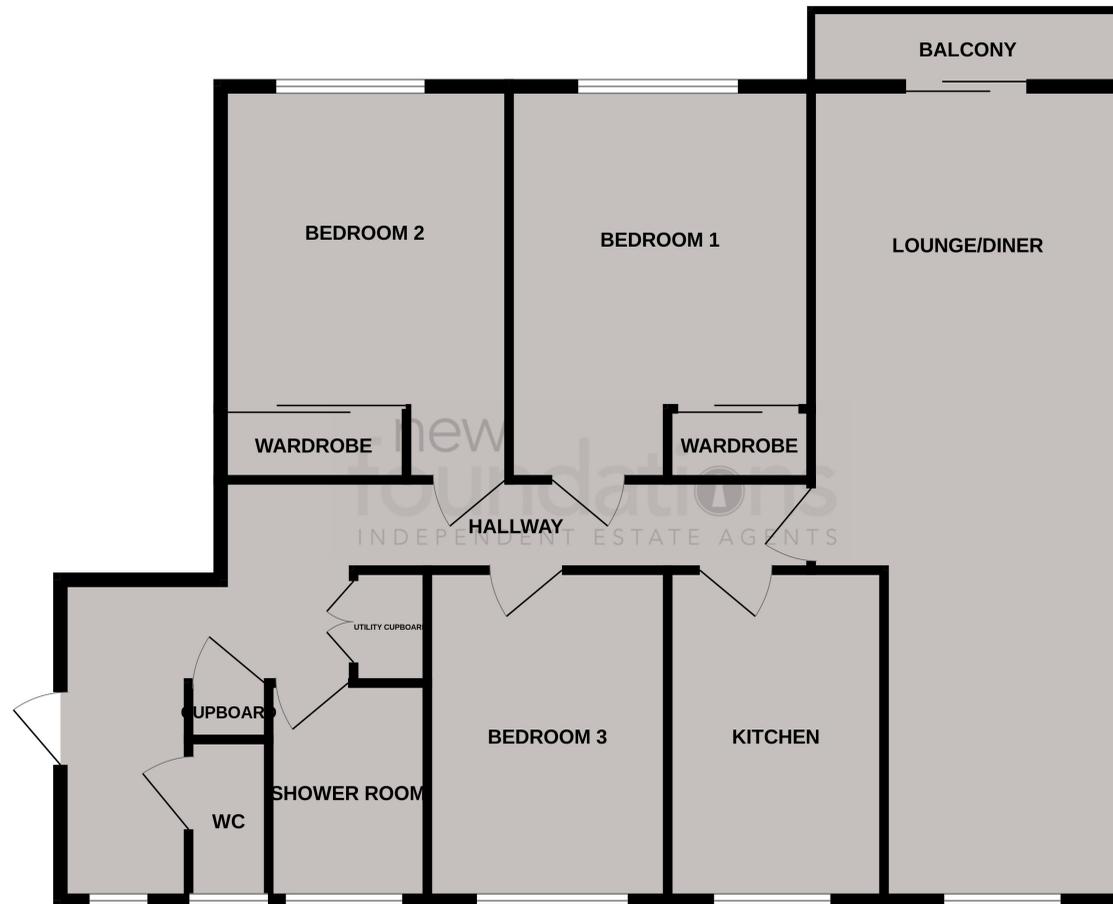
Accessed via up and over door.

NB

We have been verbally advised that the lease is 999 years from 1966. We await current maintenance charges.

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	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

