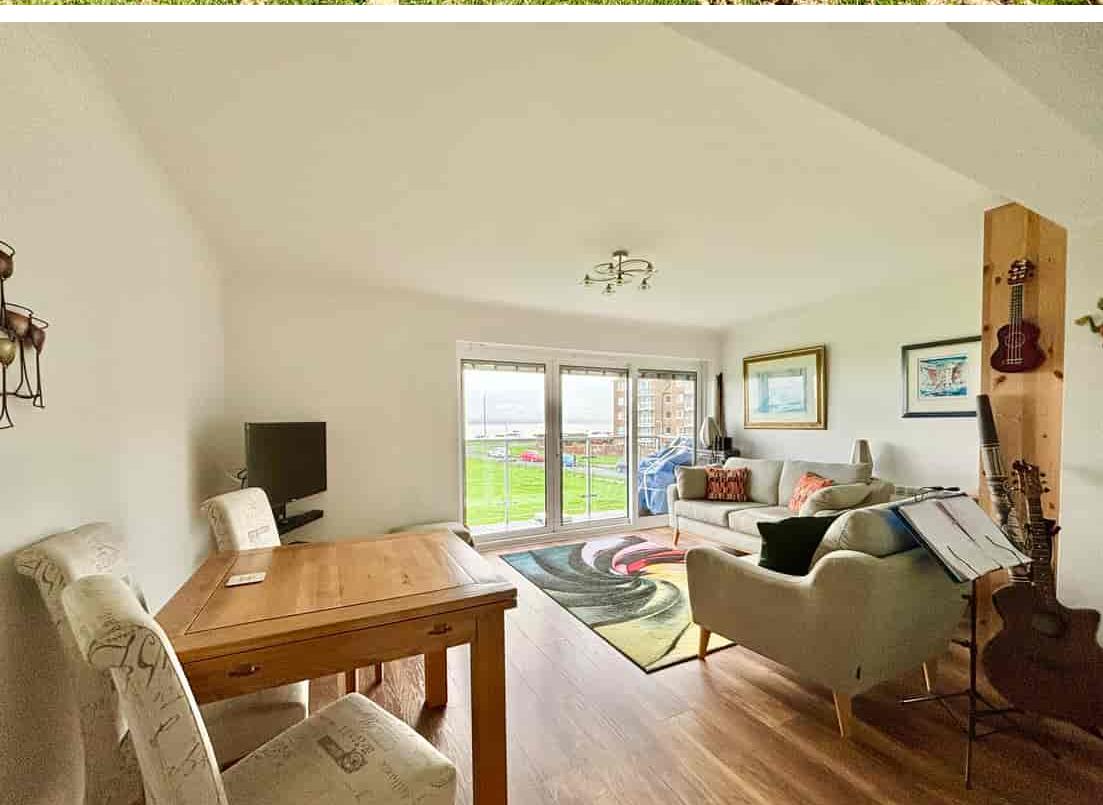




Flat 4 Epsom Court Sutton Place, Bexhill-on-Sea, East Sussex, TN40 1PB

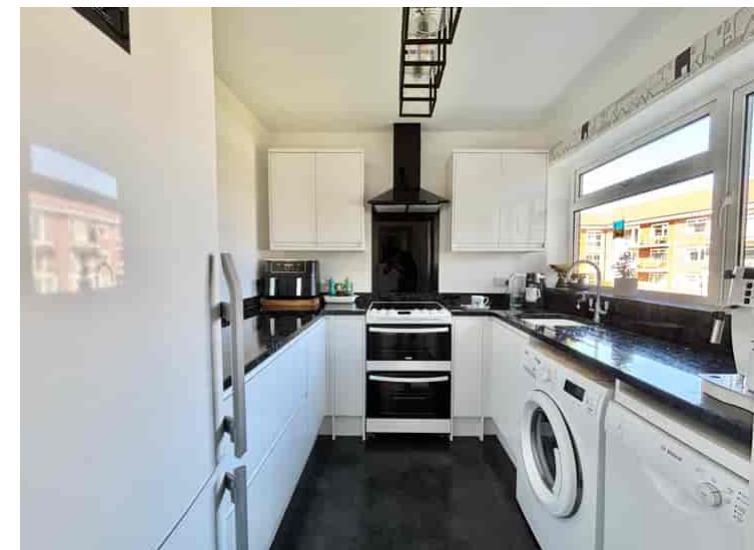
Immaculate Two Bedroom Seafront Apartment With Uninterrupted Sea Views £240,000 - Leasehold Share of Freehold



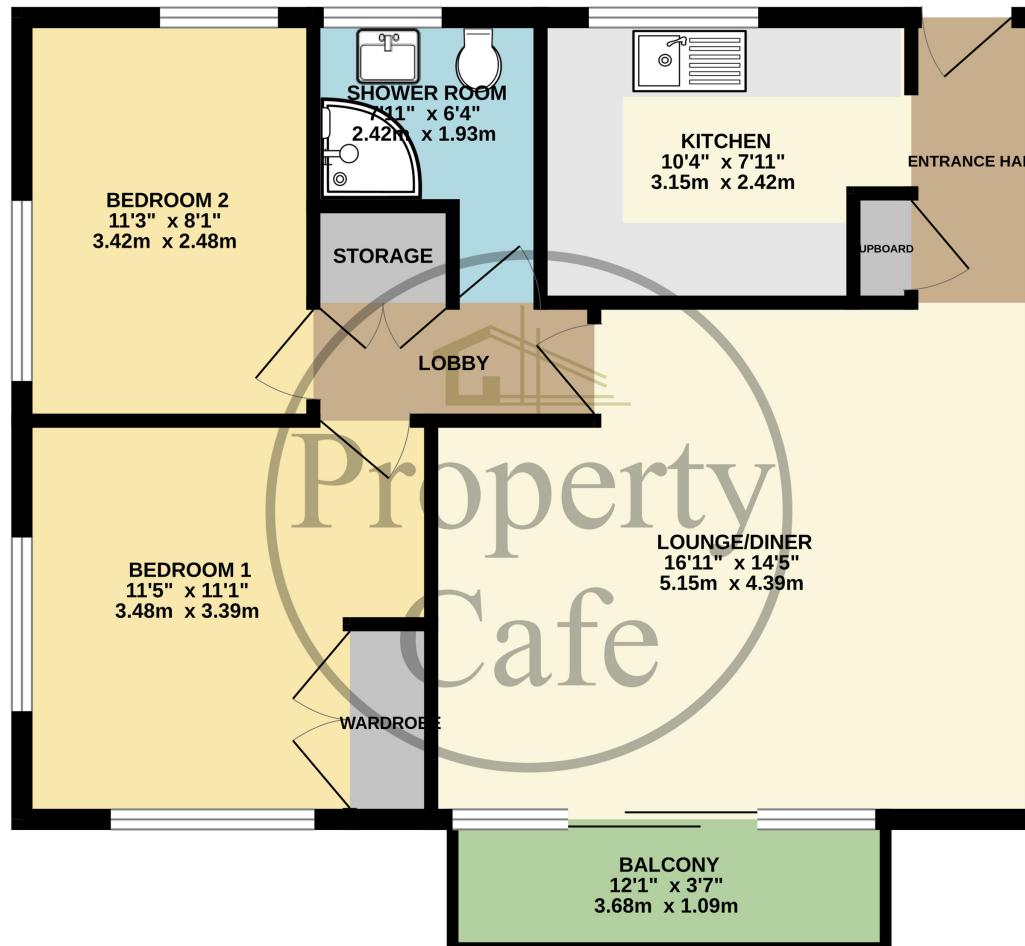


Property Cafe are delighted to present to the market this immaculately presented two bedroom, 1st floor, seafront apartment for sale positioned in a quiet yet convenient location with shops nearby. Accommodation and benefits include; A spacious lounge naturally bright & airy with sliding doors onto a south facing balcony offering stunning panoramic sea views; Modern fitted kitchen with ample cupboards & worktop area in addition to space for freestanding cooker & white goods; Two double bedrooms the master with a direct sea view and fitted wardrobe; Modern fitted shower room comprising of a separate shower cubicle, wash basin, WC & heated towel rail. This property is for sale in excellent condition throughout having been recently refurbished, share of freehold, offering ample fitted storage, double glazed, electric heating via individual Kyros Rointe electric heaters and the seller is willing to leave all white goods, curtains & lighting. Sold with no onward chain, we recommend you view at your earliest convenience.

**Share Of Freehold \* Remaining Lease Length - 900 + Years \* Service Charge - £1950 Per Annum \* Ground Rent - N/A**



1ST FLOOR FLAT  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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**Bedrooms:** 2

**Receptions:** 1

**Council Tax:** Band B

**Council Tax:** Rate 1985.16

**Parking Types:** On Street.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**EPC Rating:** C (73)

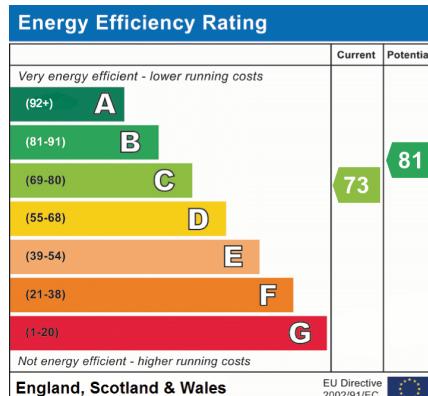
**Annual Service Charge:** 2118

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Not suitable for wheelchair users.



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, a main pharmacy & main 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
  - Modern Fitted Kitchen
  - Two Spacious Double Bedrooms
  - Modern Fitted Shower Room
- Immaculate Condition Throughout
  - Uninterrupted Sea Views
- Sought After Position Close To The Town Centre & Ravenside
  - Sold With No Onward Chain
  - Viewing Highly Recommended.