



Flat 5, 23 St Christophers, Sutherland
Avenue, Bexhill-on-Sea, East Sussex
TN39 3QR



PROPERTY DESCRIPTION

A 1 bedroom first floor flat at the rear of this particularly attractive detached building. Notable benefits include residents parking, good sized lounge, thermostatically controlled electric radiators, double glazing and share of freehold. EPC- D

FEATURES

- 1 Bedroom first floor flat
- Quietly situated at the rear of the building
- Resident parking
- Good sized lounge
- Double glazing
- Thermostatically Controlled Electric Radiators
- Council Tax - A
- SHARE OF FREEHOLD
- CHAIN FREE





ROOM DESCRIPTIONS

Entrance Hall

Communal entrance door with security intercom leading to communal entrance hall with communal stairs to 1st floor landing. Private front door leading to private entrance hall with security intercom phone, door to airing cupboard with shelving, thermostatically controlled electric radiator, double glazed window.

Living Room/dining room

18' 5" x 13' 4" (5.61m x 4.06m) With two thermostatically controlled electric radiators, feature fireplace with inset electric fire, TV aerial point, telephone point, small double glazed window to side and large double glazed window having a pleasant outlook over lawned gardens.

Kitchen

7' 10" x 7' 3" (2.39m x 2.21m) with range of fittings comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built in electric oven, four ring ceramic hob with cooker hood over, space for fridge freezer and washing machine, thermostatically controlled electric radiator, part tiling to walls, small frosted glass double glazed window to side and larger double glazed window overlooking lawned gardens to the rear.

Bedroom

13' 8" x 6' 9" (4.17m x 2.06m) Thermostatically controlled electric radiator, double glazed window overlooking lawned gardens to the rear.

Bathroom

With white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiling to walls, chrome ladder radiator, extractor fan, frosted glass double glazed window.

Separate Wc

Low level WC with part tiling to walls, frosted glass double glazed window

Outside

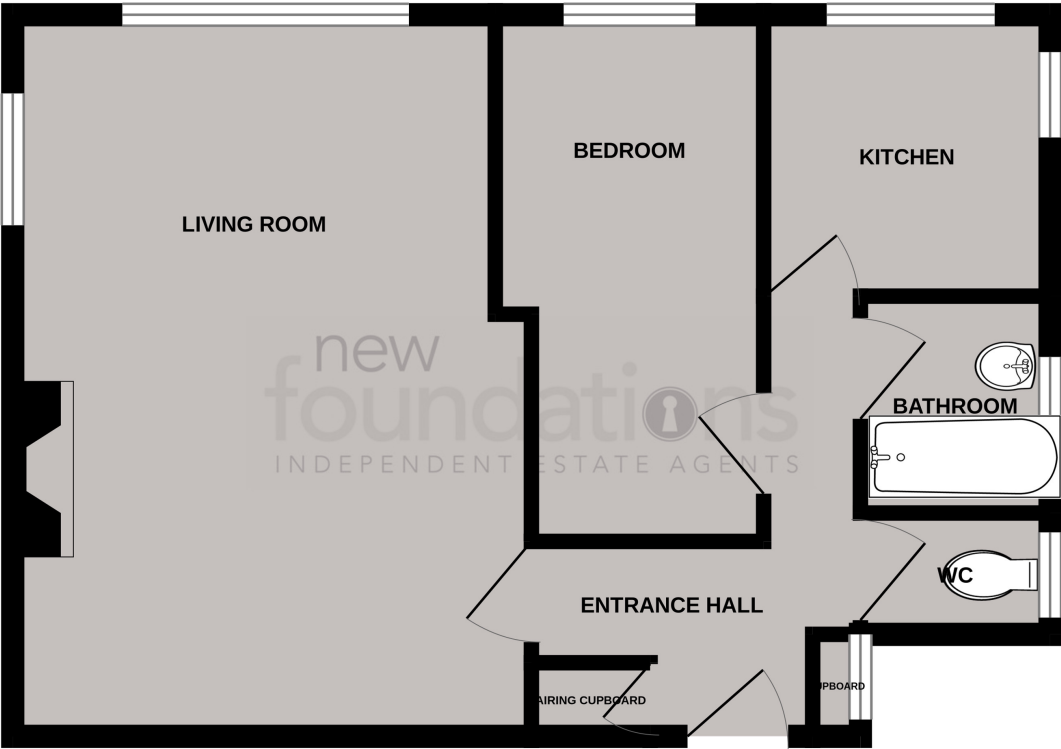
Resident parking to the front of the building.

NB

We have been advised the property will be sold with a share of the freehold. The lease has 936 years remaining.

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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

