



22 Tilford Court, Sutton Place, Bexhill-
on-Sea, East Sussex TN40 1PF



PROPERTY DESCRIPTION

CHAIN FREE. A well presented, bright and spacious THREE BEDROOM second floor seafront apartment situated in the sought after 'Sutton Place' development. The accommodation comprises; communal entrance with stairs rising to the second floor, private entrance hall, south facing lounge with stunning sea views and with sliding doors leading to the sun balcony, fitted kitchen with sea views, three bedrooms, a modern shower room/WC and an additional WC. Outside there is a GARAGE en-bloc. To be sold with a share of freehold. EPC - C.

FEATURES

- Three Bedroom Seafront Apartment
- Second (Top) Floor
- Sought After 'Sutton Place' Development
- Garage
- Share Of Freehold
- South Facing Sun Balcony
- Modern Shower Room/WC
- Additional WC
- Chain Free
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, stairs rising to the second floor.

Entrance Hall

Accessed via private front door, radiator, storage cupboard.

Lounge

14' 3" x 13' 3" (4.34m x 4.04m) A south facing room with double glazed sliding doors leading to the balcony and benefitting from sea views across the English Channel, ceiling coving, radiator, television point.

Kitchen

13' 3" x 6' 3" (4.04m x 1.91m) Double glazed window with sea views, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, wall mounted gas fired boiler, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric double oven and grill, space for various under-counter appliances.

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m) Double glazed window to the rear, built-in cupboard, radiator.

Bedroom Two

8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window to the rear, built-in cupboard, radiator.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m) Double glazed window to the rear, radiator.

Shower Room & WC

A modern fitted three piece suite comprising; shower cubicle, low level WC and wash hand basin, tiled walls.

Additional WC

Low level WC, wash hand basin, tiled walls.

Garage

Accessed via up and over door.

NB

We have been advised of the following;

Share Of Freehold

999 Year Lease from December 2000

Service Charge Approx. £1400 per annum

£26 Per Month For Lighting & Electricity To The Garage



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+)	73	79
A		
(81-91)		
B		
(69-80)	73	79
C		
(55-68)		
D	73	79
(39-54)		
E		
(21-38)	73	79
F		
(1-20)	73	79
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

