

£315,000 Share of Freehold



1 Merton Court, Sutton Place, Bexhill-on-Sea, East Sussex TN40 1PD



PROPERTY DESCRIPTION

An incredibly well presented and recently refurbished, three bedroom ground floor apartment. Located a stones throw away from Bexhill seafront, with uninterrupted sea views across the English channel. Benefiting from NO ONWARD CHAIN, this fine property also benefits from; garage located en-bloc, access to area of south facing sun terrace, modern Kitchen, new double glazed windows, gas boiler and radiators. EPC - C

FEATURES

- Three Bedrooms
- Ground Floor Seafront Apartment
- Modern Kitchen
- Newly Redecorated Throughout
- Garage-en-Bloc
- Uninterrupted Sea Views
- Situated Less Than 1 Mile From Bexhill Town Centre
- Separate WC
- To Be Sold Chain Free
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal door leading to communal entrance hall, having been recently redecorated with private front door with security peep hole leading to private entrance hall.

Private Entrance Hall

With video intercom handset, radiator, door to separate toilet, door to large cupboard, door to shower room.

Separate WC

With low-level WC wash hand basin, radiator, part tiling to walls, extractor fan.

Living Room

17' 6" x 13' 11" (5.33m x 4.24m) With two radiators, TV point (with Sky Q point), double glazed door with large double glazed windows leading onto Sun Room.

Sun Room

With two double glazed sliding doors leading onto grass seating area, further double glazed windows to side.

Kitchen

14' 4" x 10' 5" (4.37m x 3.17m) A range of modern units comprising; single sink unit with instant hot water mixer tap and drainer, further range of cupboards and drawers with granite working surfaces over, range of matching wall cupboards, wall mounted Worcester gas combination boiler, built-in four ring AEG hob with electric oven under and extractor hood over with cupboard to beside, built-in and concealed AEG dishwasher, washing machine and fridge freezer with storage cupboard above, tiled floor, breakfast bar, radiator, double glazed window with outlook to the front having far reaching sea views.

Bedroom 1

16' 0" x 9' 9" to backs of wardrobes (4.88m x 2.97m) With double glazed window having an outlook over the rear of the property, range of built-in bedroom furniture comprising two double wardrobes and five over bed storage cupboards, additional double built-in wardrobe, radiator.

Bedroom 2

12' 5" x 8' 10" (3.78m x 2.69m) Double glazed window with outlook to rear, radiator, built-in double wardrobe, TV point.

Bedroom 3

12' 5" x 7' 1" (3.78m x 2.16m) Double glazed window with outlook to rear, TV point, radiator.

Shower Room

With large shower tray with glass screen and chrome fitment with independent electric shower over, low level WC, pedestal wash hand basin, part tiling to walls, radiator, frosted glass window.

Outside

The front of the property there is communal grass seating areas with fantastic sea views across the English Channel.

Garage

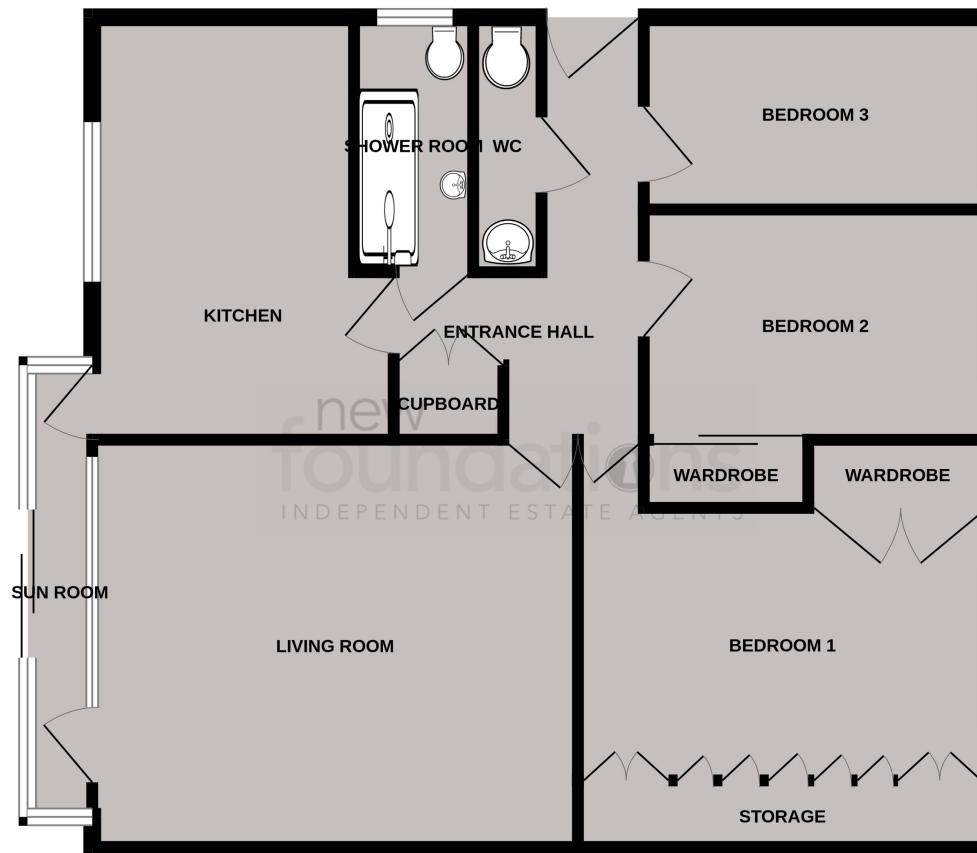
In addition the property has the benefit of use of a garage located on block.

NB

We have been verbally advised that the property is to be sold with a share of the freehold and that the property is held on a 999 year lease from 1971. We have also been advised that the service charge for 2025 is £2602 per annum, which is paid 6 monthly.

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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	
(81-91)	B	
(69-80)	C	78 80
(55-68)	D	
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		