



10 Stokes House Sutherland Avenue,
BEXHILL-ON-SEA TN39 3QT



PROPERTY DESCRIPTION

An incredibly well presented one bedroom, third floor apartment situated in the ever sought after area of Collington. Boasting a SOUTH FACING BALCONY, this impressive property also boasts; modern kitchen and bathroom, garage-en-bloc, share of the freehold.

EPC - B

FEATURES

- One Bedroom Third Floor Flat
- South Facing Balcony
- Sea Views
- Bright And Spacious Rooms
- Desirable Collington Location
- Maintained To A High Standard By The Current Vendors
- Garage-en-Bloc
- Share Of The Freehold
- Modern Kitchen & Bathroom
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door with security intercom leading to communal entrance hall, with stairs or lift to third floor landing, private front door leading to private entrance hall.

Private Entrance Hall

With radiator, door to shelved storage cupboard.

Living Room

13' 11" x 12' 8" (4.24m x 3.86m) A southerly facing room with triple glazed bi-folding doors leading onto southerly facing sun balcony, TV point, telephone point, radiator.

South Facing Balcony

With far reaching sea views across the English Channel.

Kitchen

11' 5" x 10' 0" (3.48m x 3.05m) A range of modern units comprising; single bowl stainless steel sink unit with mixer tap and cupboards below, space for washing machine, four ring electric hob with extractor hood over and cupboards to either side, range of matching wall mounted cupboards, tall storage unit housing electric double oven, double glazed tilt and turn windows with outlook over the front of the property, two large storage cupboards with space for fridge freezer and wall mounted combination gas boiler.

Bedroom

14' 1" x 11' 5" (4.29m x 3.48m) Double glazed stone windows having outlook over the front of the property with a southerly aspect, radiator, built-in triple wardrobe.

Bathroom

With three piece suite comprising; large panelled bath with mixer tap and hand shower, low level WC, vanity unit wash hand basin with mixer tap and drawers below, fitted mirror, chrome ladder radiator, additional radiator, tiled floor, tiled wall, spotlights.

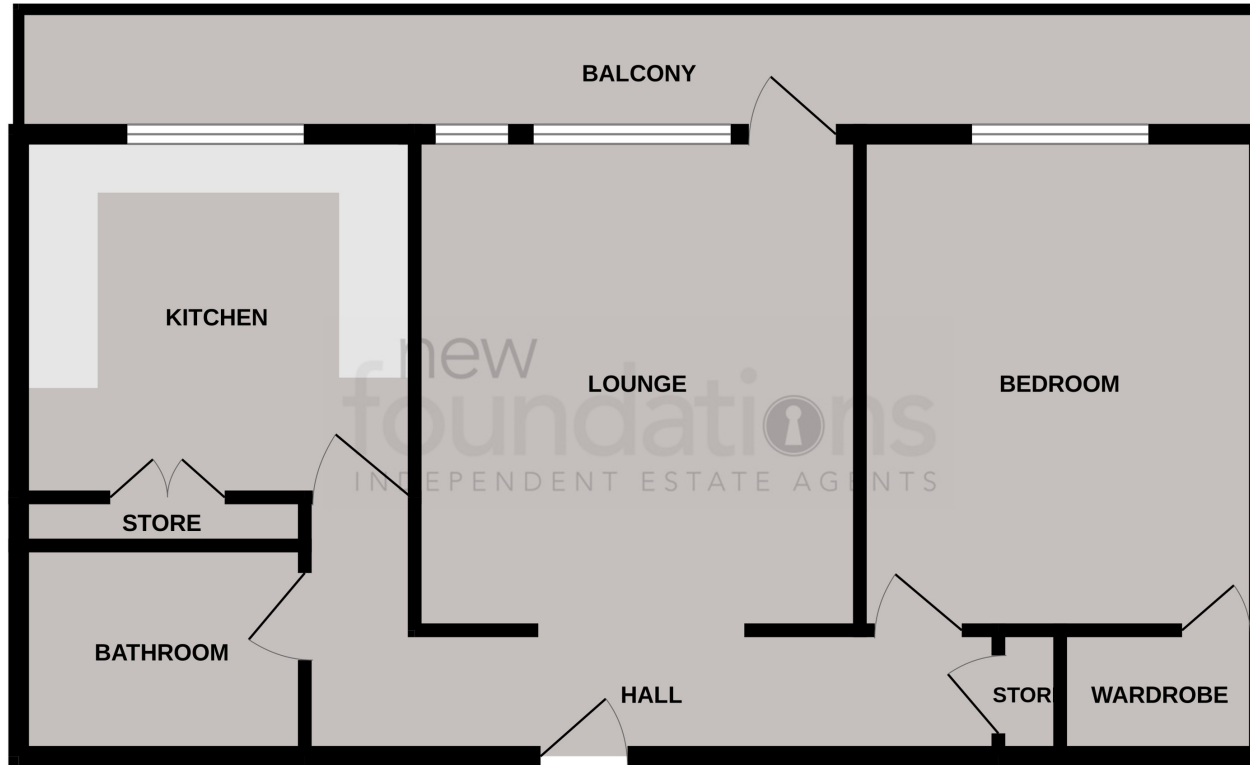
Garage

The property benefits from a garage, located en-bloc, number 10.

NB

We have been verbally advised that the maintenance for October 2023 - October 2024 was £2456, which included the redecoration of the communal areas. We have also been 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 1968.

THIRD 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	84	84
(69-80)	C		
(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	

