



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

15 Oxshott Court, Sutton Place, Bexhill-on-Sea, East  
Sussex TN40 1PH  
**£240,000**  2 Bedroom  1 Bathroom  1 Reception  
Offers in Region of







## AT A GLANCE...

This first floor apartment is located adjacent to the iconic seafront promenades and the Galley Hill green. Boasting direct sea views, a south-facing balcony, a share of freehold and a garage en-bloc!

Accommodation includes; A well-kept communal entrance hall with stairs to the first floor. The entrance hall has two storage cupboards and access to all rooms. The lounge/diner has sea views, ample space for both living room and dining room furniture, as well as a sliding door leading out to the balcony. Matching wall and base units feature in the kitchen, with an integrated eye-level oven/grill and electric hob. There is also a wall mounted boiler in the kitchen and space and plumbing for appliances.

There are two bedrooms in the apartment, one with sea views and built-in wardrobes. Additionally, there is a modern fitted shower room, double glazing and gas central heating.

To appreciate the location of the property and all it has to offer in full, your early viewing is highly recommended!

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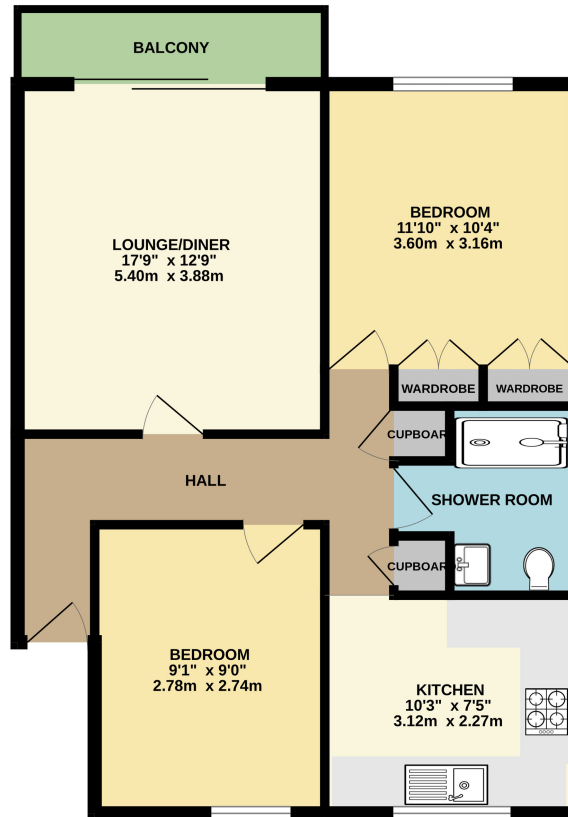
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### Key Features:

- Purpose Built Apartment
- South Facing Balcony
- Two Bedrooms
- Garage En-Bloc
- Direct Sea Views
- Share Of Freehold
- Modern Shower Room

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





### Lease & Maintenance Information

Tenure - Share of freehold

Lease term - 999 years from 1974

Maintenance charge - £1,038.20 paid 6 monthly

Ground rent - N/A.

### Location

Located a short distance from Bexhill Town Centre, where you can find an array of well-regarded restaurants and shopping facilities. Bexhill mainline railways station is just under a mile away and offers direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. There is also a bus stop in Sutton Place with regular routes around Bexhill.

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