

**RUSH  
WITT &  
WILSON**



**23 Cobham Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PG  
£240,000**

**A beautiful two bedroom purpose built fifth floor seafront apartment with stunning sea views out over the sea towards the South Downs and Eastbourne, south facing glass sun balcony, garage, gas central heating system, double glazed windows and doors, lift, modern kitchen and bathroom suite, vacant possession, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hallway**

With lift and stairs to the fifth floor.

**Private Entrance Hallway**

Entryphone system, single radiator, built-in storage cupboard.

**Living Room**

24'5 x 14'4 (7.44m x 4.37m)

Double radiator and single radiator, window to westerly elevation with sea views, patio doors open out onto the glass sun balcony with stunning sea views.

**Kitchen**

11'1 x 8'10 (3.38m x 2.69m)

Window to rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and a half bowl single drainer sink unit with mixer tap, modern gas central heating boiler, plumbing for washing machine, space for fridge/freezer, integrated ceramic hob with extractor canopy and light, fitted oven and grill, wood effect flooring, double radiator.

**Bedroom One**

14'9 x 9'5 (4.50m x 2.87m)

Windows to the south elevation, single radiator, built-in wardrobe cupboard.

**Bedroom Two**

11'1 x 8'5 (3.38m x 2.57m)

Window to rear elevation, single radiator, built-in wardrobe cupboard.

**Bathroom**

Modern bathroom suite comprising panelled bath, wall mounted electric shower controls and shower heard, w.c. with low level flush, pedestal wash hand basin, single radiator, tiled floor, obscure glass window to rear elevation.

**Outside****Communal Gardens****Garage**

En-bloc to the rear of the property.

**Service charges**

999 year Lease from 1974, Share of Freehold, approx. £2,200 pa service charge.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

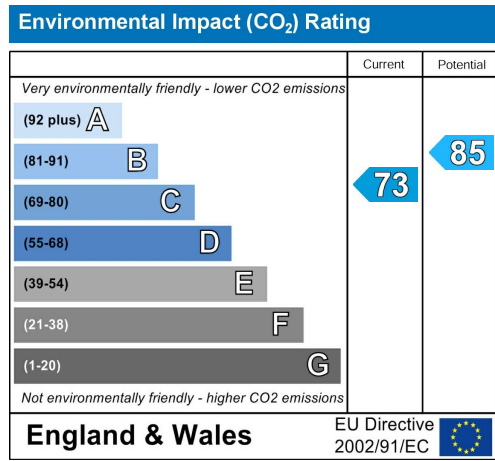
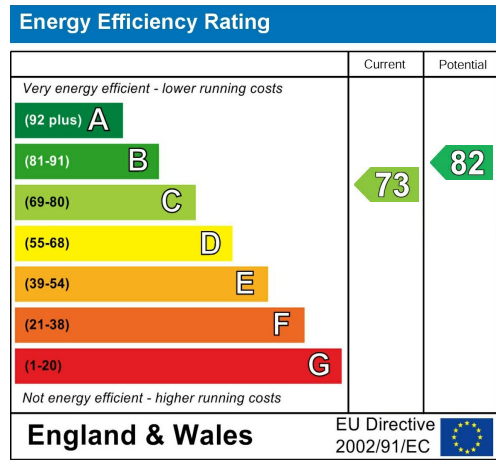
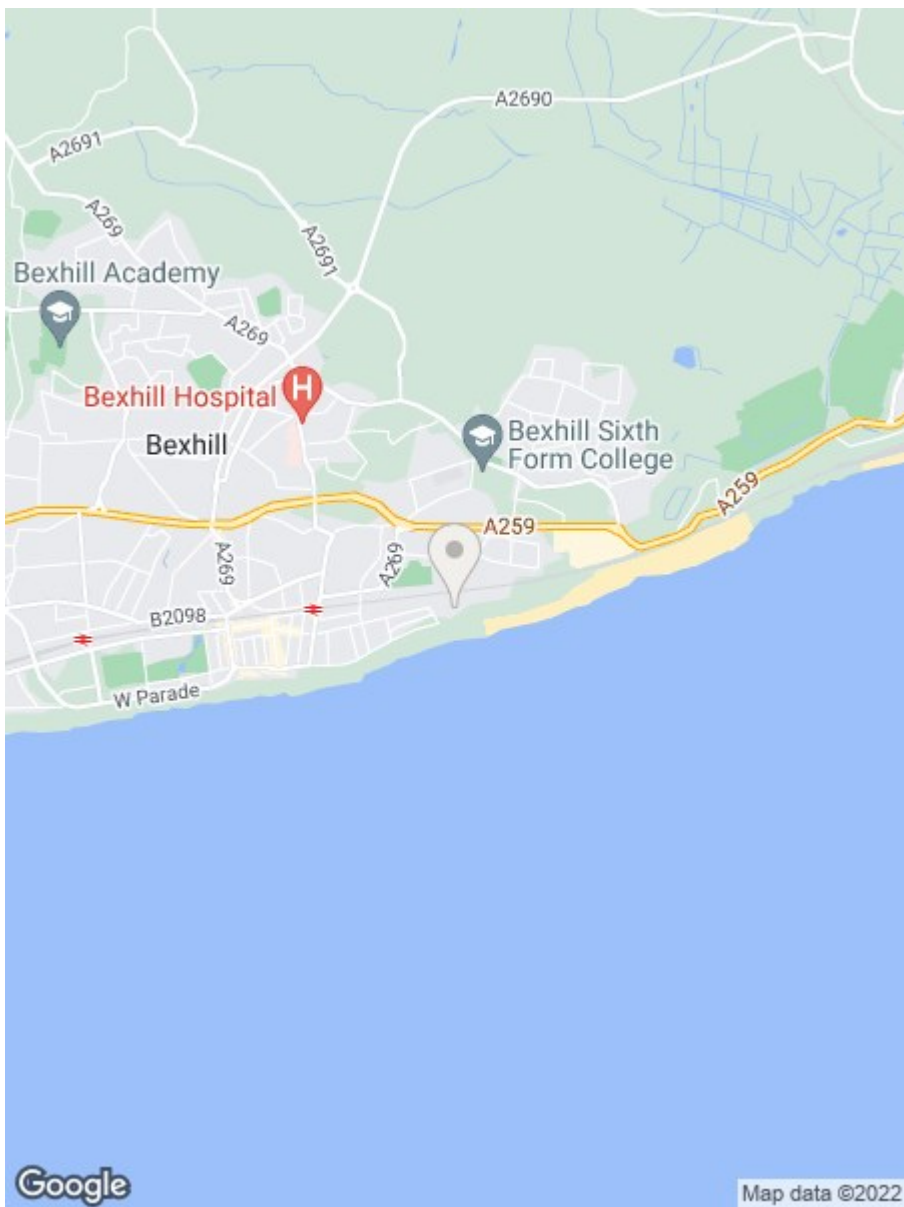




TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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