

**RUSH
WITT &
WILSON**



**18 Ewell Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PA
£295,000**

A beautifully presented first floor two bedroom seafront flat with stunning sea views, south facing sun balcony, gas central heating system, double glazed windows and doors, garage en-block, beautiful communal gardens, VACANT POSSESSION, share of freehold, viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Communal Entrance Hallway

With entry-phone system, stairs to the first floor.

Private Entrance Hall

With entrance door, widow entry-phone system, built in cloaks cupboard.

Living Room

16'9 x 16'9 (5.11m x 5.11m)

Patio doors lead out onto a sun balcony with stunning sea views, two double radiators.

Kitchen

9'6 x 9'3 (2.90m x 2.82m)

Window overlooks the rear elevation, modern fitted kitchen comprising a range of laminated roll edge worktops, twin bowl single drainer stainless steel sink unit with mixer tap, integrated washing machine, freestanding cooker with gas hob, double oven and grill, extractor canopy and light, combination Worcester boiler, built in fridge/freezer, tiled splashbacks and concealed lighting,

Bedroom One

11'8 x 13'1 (3.56m x 3.99m)

Duel aspect with windows to the side and front elevations with beautiful sea views, single radiator, fitted wardrobe cupboards with matching drawers and bedside cabinets.

Bedroom Two

12'6 x 8'3 (3.81m x 2.51m)

Windows to the rear and side elevations, single radiator, fitted wardrobes and drawers.

Bathroom

Modern suite comprising shower-bath with chrome controls, chrome shower-head and glass shower screen, inset wash hand basin with vanity unit beneath, wc with concealed cistern, single radiator, tiled walls, obscured glass window overlooks the rear elevation.

Outside**Communal Gardens**

Mainly laid to lawn, overlooking the sea and the promenade.

Garage En-Bloc

Recently refurbished with new roof and new door.

Lease & Maintenance

Share of Freehold with 945 years remaining on the lease. Maintenance approx. £2070 pa. A new flat entrance front door fire door is being installed. This has been paid for so no additional cost to the new owner

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.



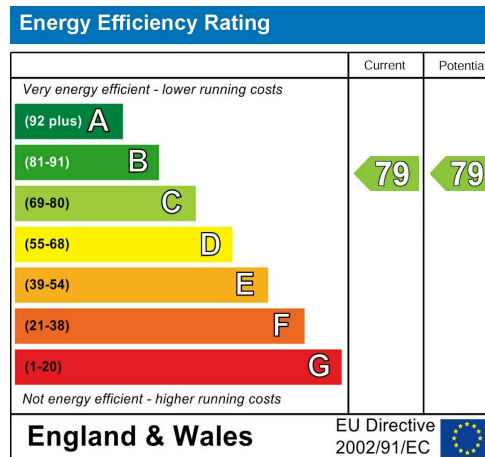
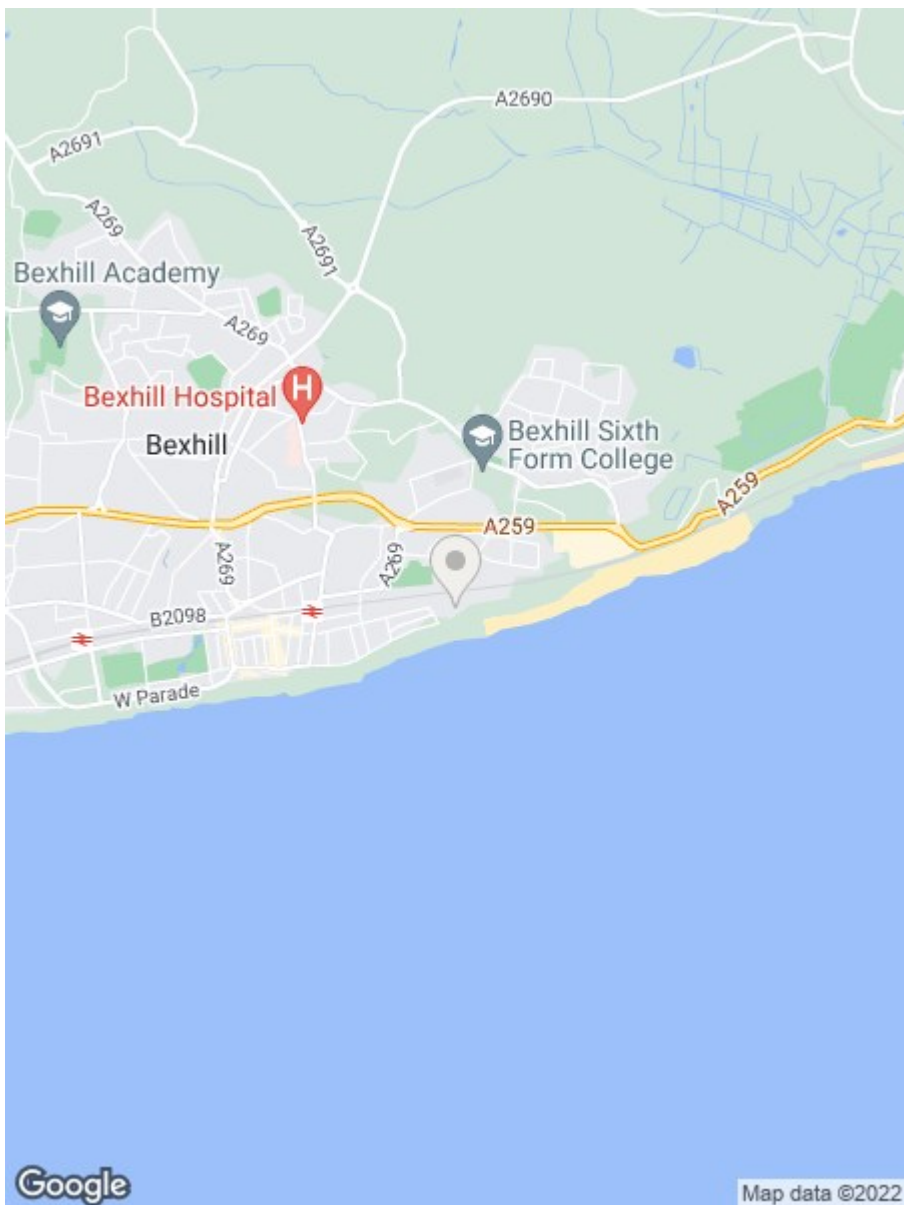
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**