

**RUSH
WITT &
WILSON**



**20 Wallington Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PQ
£189,000**

A well presented spacious and bright two bedroom fourth floor seafront flat with stunning sea views, private south facing sun balcony, living room/ dining room, modern kitchen/ breakfast and bathroom, double glazed windows & doors, lift, communal gardens, electric night storage heating, garage, visitors car parking, viewing comes highly recommended by Rush Witt & Wilson, sole agents. Sold with the added benefit of no onward chain and a share of the freehold.



Communal Entrance Hallway

With entryphone system, stairs and lift to the fourth floor.

Private Entrance Hallway

Night storage heater, built-in cloaks cupboard and a linen cupboard.

Living Room Area

14'3 x 12'10 (4.34m x 3.91m)

Patio doors lead out onto a sun balcony with stunning sea views, night storage heater.

Dining Area

10'11 x 8'9 (3.33m x 2.67m)

Window to the side elevation with stunning sea views and pleasant views of Galley Hill.

Kitchen/ Breakfast Room

10'11 x 8'2 (3.33m x 2.49m)

Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single bowl and sink unit with mixer tap. Space for fridge/freezer and electric cooker, window to the rear elevation, serving hatch into dining area, tiled splashbacks and breakfast bar.

Bedroom One

14'10 x 9'7 (4.52m x 2.92m)

Window to the front elevation with sea views, built-in double double door wardrobe cupboard.

Bedroom Two

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

Window to rear elevation, built-in double door wardrobe cupboard.

Bathroom

Modern suite comprising wall mounted wash hand basin, w.c. with low level flush, shower/bath with shower controls and shower head with fixing, part tiled walls, obscure glass window to the rear elevation, tiled floor.

Communal Gardens

Mainly laid to lawn and enjoy stunning views of the Galley Hill area of Bexhill and out towards the sea.

Garage

The garage is found en-bloc.

Service Charges

Share of freehold.

The block is controlled as residents Right To Manage (RTM) Company since 2018

The service charge includes the buildings insurance, communal cleaning, water rates, gardening and communal electricity, managing agent fees, CCTV, general maintenance and maintenance works sinking fund

Recent works completed include entire roof replacement (2018), Communal emergency lighting (2019), communal electrics modernised (2019)

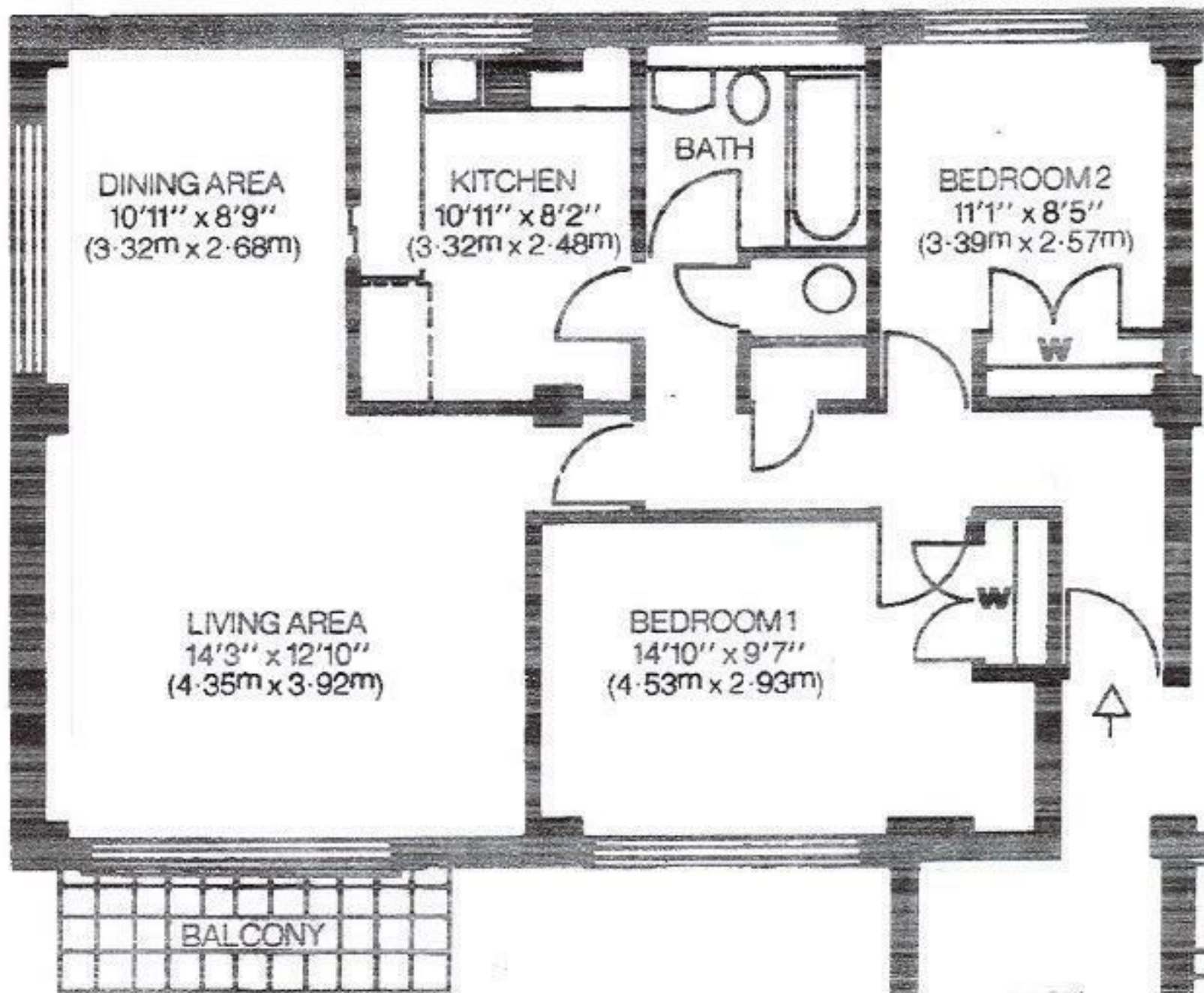
Council Tax band B £1584 in 2020

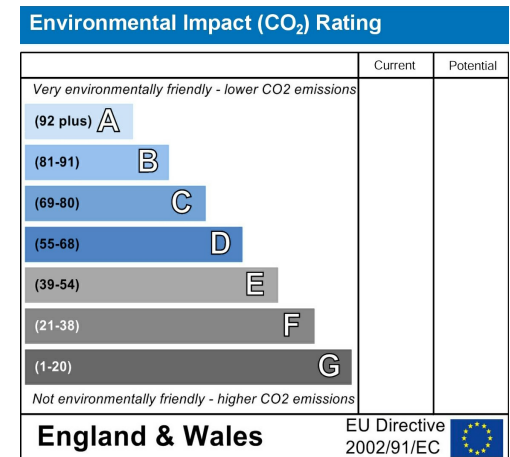
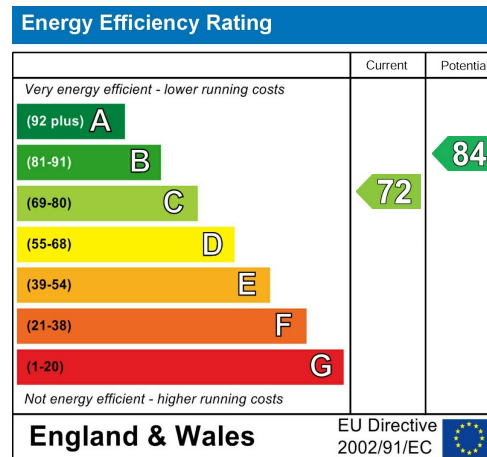
EPC Band C

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.







**RUSH
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**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**