

**RUSH
WITT &
WILSON**



**8 Ewell Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PA
£327,500**

A beautiful three bedroom second floor seafront flat with stunning sea views, vacant possession, south facing private sun balcony, garage, gas central heating system, double glazed windows and doors, modern kitchen & bathroom, share of freehold, viewing comes highly recommended by RWW sole agents.



Communal Entrance Hall**Private Entrance Hall****Living Room/ Dining Room**

21'10" x 16'0" (6.67m x 4.89m)

Kitchen

11'6" x 8'10" (3.51m x 2.69m)

Bedroom One

13'6" x 8'10" (4.12m x 2.71m)

Bedroom Two

14'10" x 6'9" (4.53m x 2.06m)

Bedroom Three

9'10" x 7'1" (3.01m x 2.18m)

Bathroom**Outside****Communal Gardens****Garage****Service Charges**

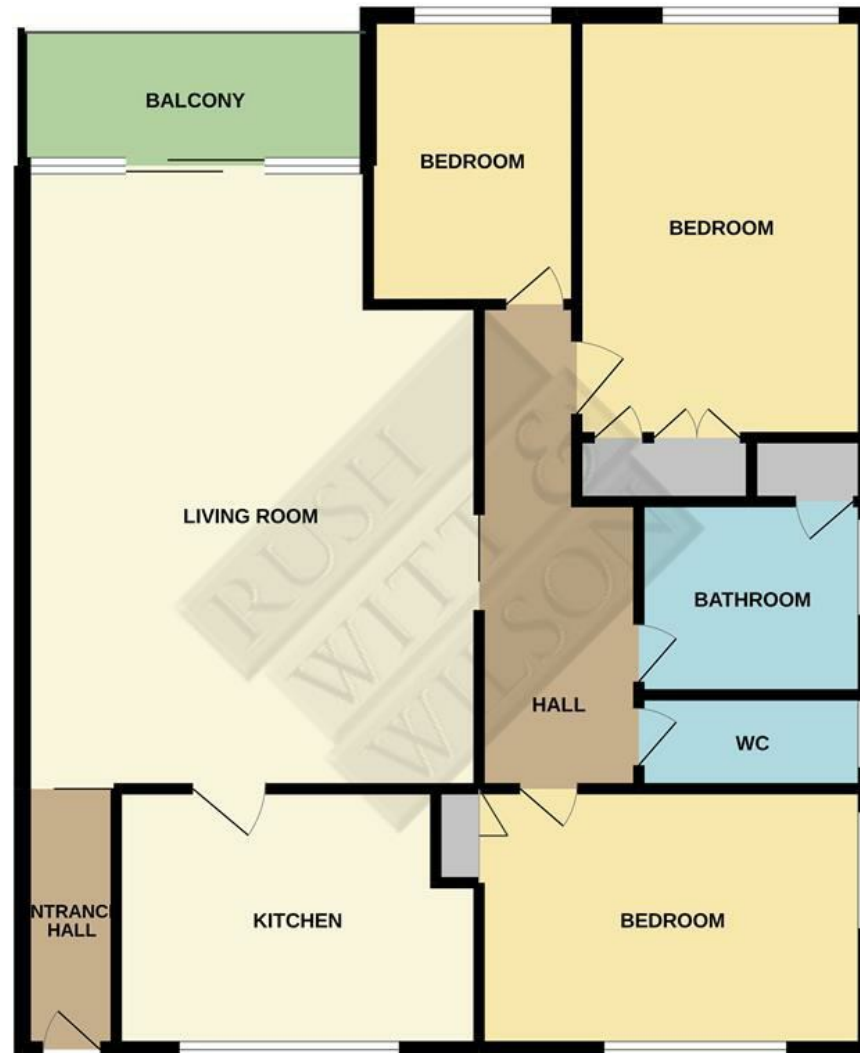
Share of Freehold, maintenance approx. £2120 pa, 945 years remaining on lease.

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.

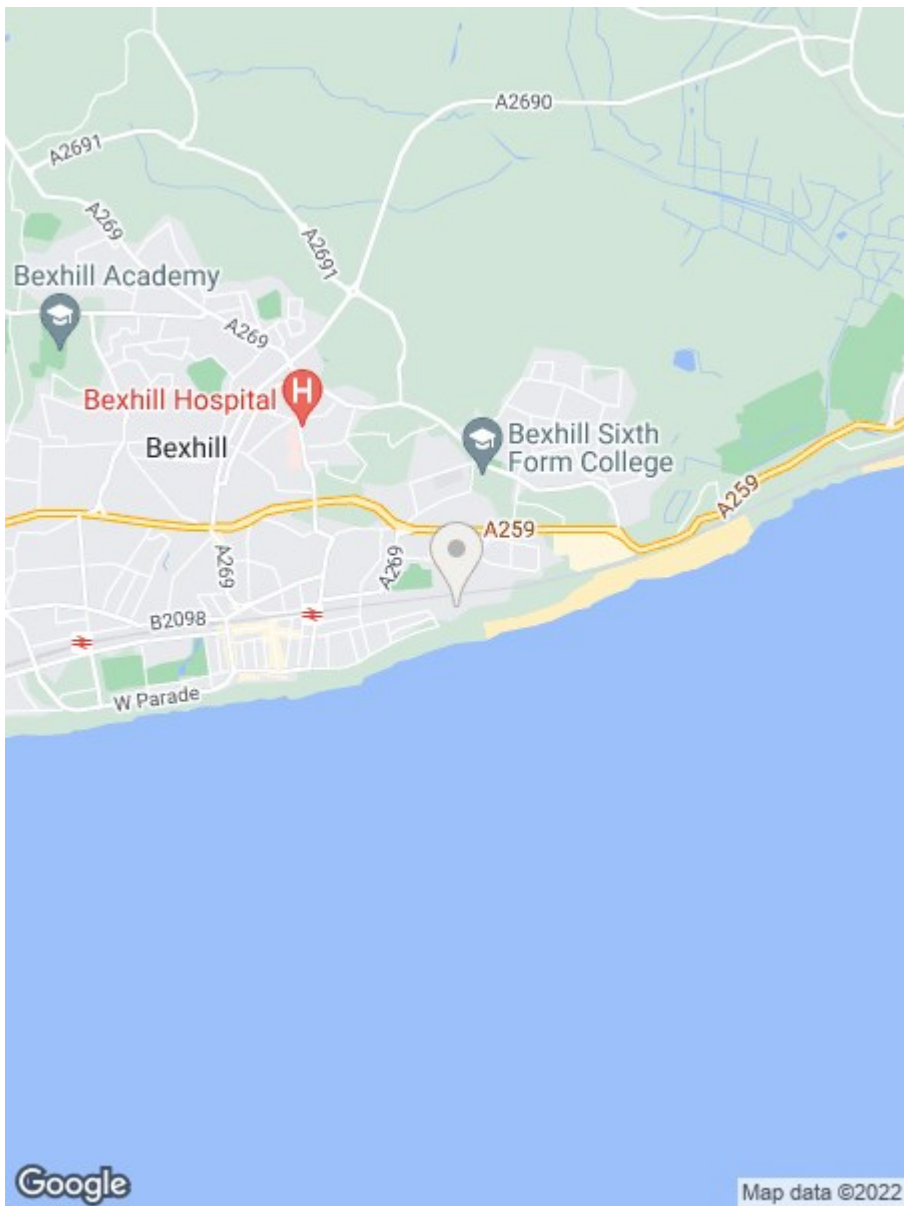


GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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