

**RUSH  
WITT &  
WILSON**



**8 Ewell Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PA  
£299,950**

**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. Council Tax Band B.**



**Communal Entrance Hall**

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

**Private Entrance Hall**

Entrance door, single radiator, wall mounted entry-phone system.

**Living Room/ Dining Room**

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

Patio doors lead out onto a beautiful south facing sun balcony with stunning sea views, two double radiators, beautiful granite fireplace with real flame electric coal effect fire, fitted cupboard with book casing.

**Kitchen**

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

Window overlooks the beautiful rear communal gardens, modern fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap, integrated oven and grill with integrated microwave oven, gas hob with extractor canopy and light, tiled splash backs, integrated fridge, integrated freezer, plumbing for washing machine.

**Inner Hall****Bedroom One**

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

Windows overlook both the rear and side elevations, built in wardrobe cupboard, single radiator.

**Bedroom Two**

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

Window overlooking the southerly elevation with stunning sea views, further window to the side, built in wardrobe cupboards, single radiator.

**Bedroom Three**

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

Window to the southerly elevation with stunning sea views, single radiator.

**Bathroom**

Obscured glass window to the side elevation, built in airing cupboard, walk in shower cubicle with chrome controls and showerhead, wc with low level flush, inset wash hand basin with with vanity unit, half height wall tiling.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, half height wall tiling, obscured glass window to the side elevation.

**Outside****Communal Gardens**

Mainly laid to lawn, beautifully kept.

**Garage En-Bloc****Service Charges**

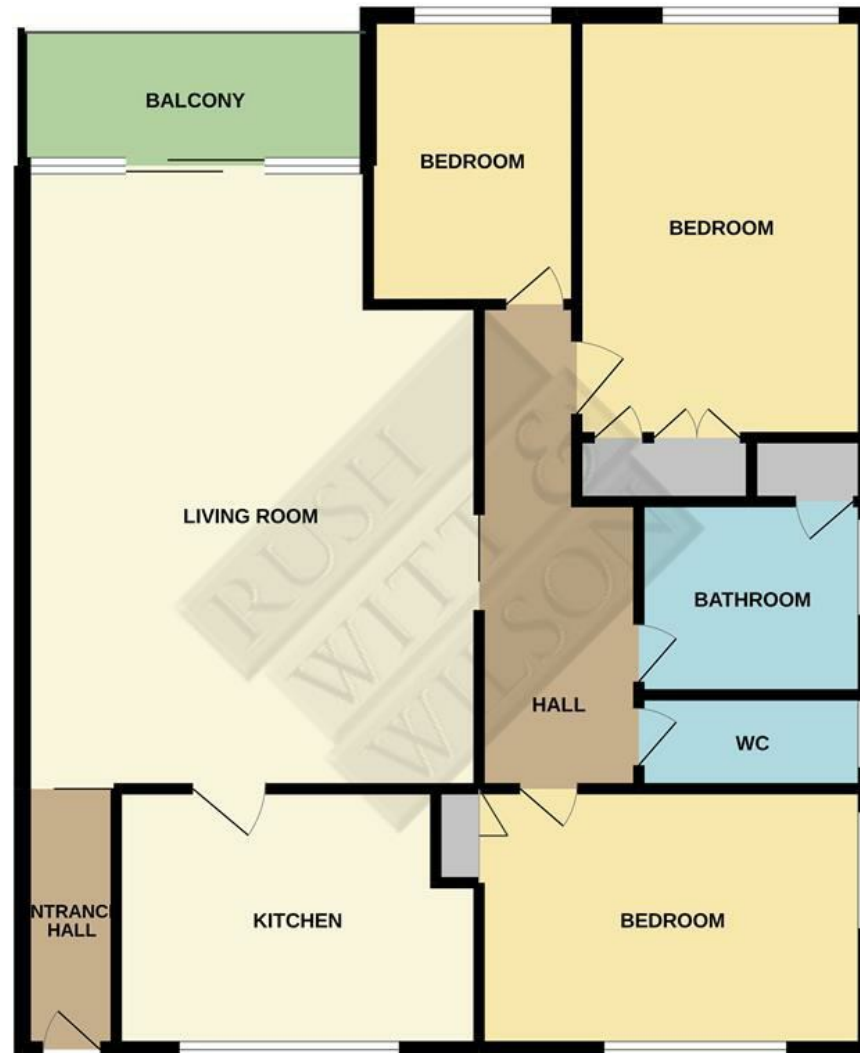
Share of Freehold, maintenance approx. £2120 pa, 945 years remaining on lease.

**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.

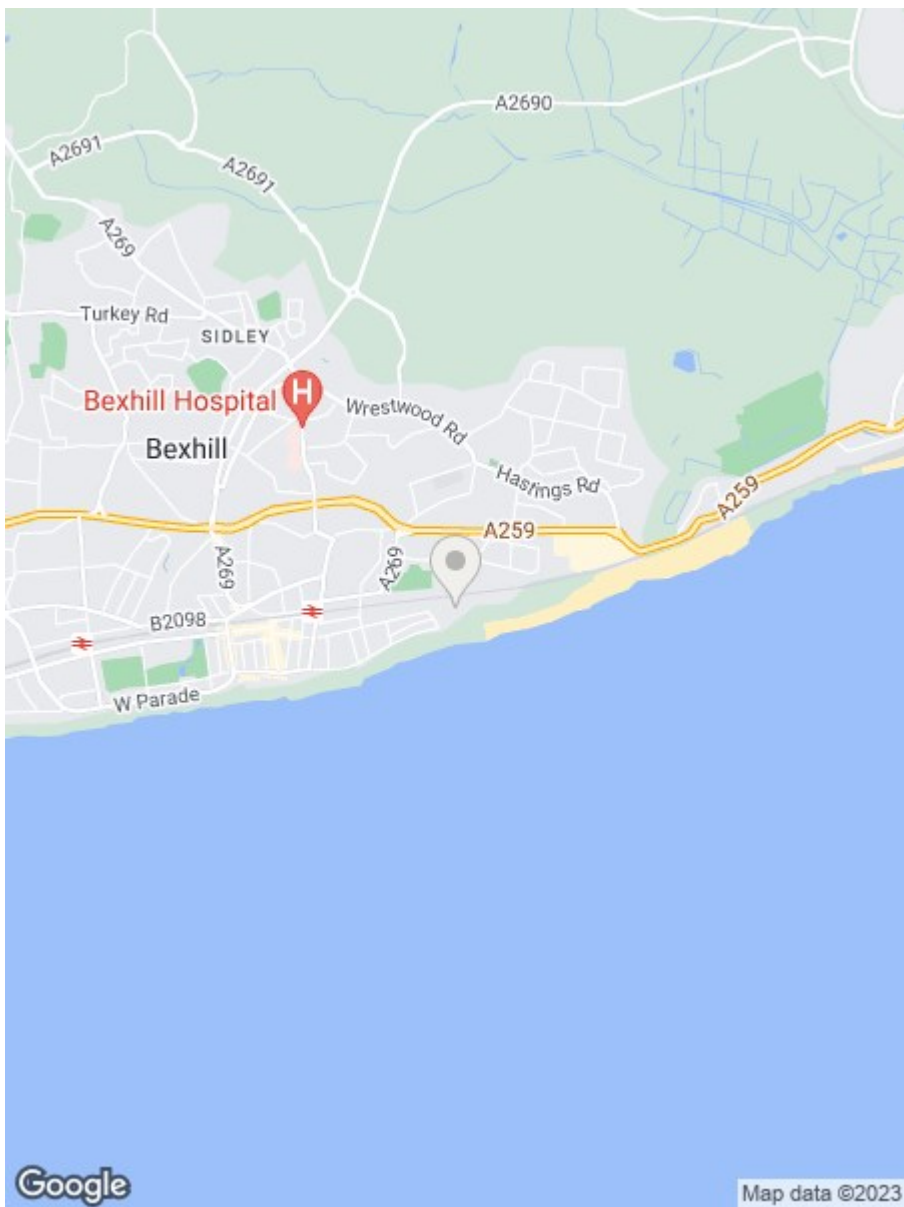


GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



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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