

**RUSH  
WITT &  
WILSON**



**16 Merton Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PD  
£209,000**

**Set in this extremely popular apartment block at the foot of Galley Hill is this two bedroom second floor flat with stunning sea views, gas central heating system, double glazed windows and doors. The accommodation is comprising two bedrooms, lounge, kitchen and bathroom, it also has a beautiful enclosed sun balcony with stunning sea views. The flat is in need of some updating and has vacant possession and also has a Share Of The Freehold. Viewing highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Communal Entrance Hall**

With entrance door and entryphone system and stairs to:

### **Second Floor**

#### **Private Entrance Hallway**

Single radiator, entryphone system, built-in storage cupboard.

#### **Living Room**

16'10 x 16'7 (5.13m x 5.05m )

Double and single radiator, large patio doors with stunning sea views lead out onto a glass enclosed balcony for relaxation and looks out towards Galley Hill.

#### **Inner Hallway**

Single radiator, built-in airing cupboard with double doors.

#### **Bedroom One**

13'2 x 11'9 (4.01m x 3.58m )

Window side elevation, double radiator, built-in wardrobe cupboard.

#### **Bedroom Two**

12'8 x 8'2 (3.86m x 2.49m )

Single radiator, window overlooks the side elevation.

#### **Bathroom**

Suite comprising wall mounted wash hand basin, w.c. with low level flush, panelled bath with electric wall mounted shower unit with controls and shower head, single radiator, obscure glass window to rear, half height wall tiling.

#### **Maintenance Details**

We have been advised by the vendors that the flat comes with a Share of the Freehold and other maintenance details approx £1600 pa.

#### **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.

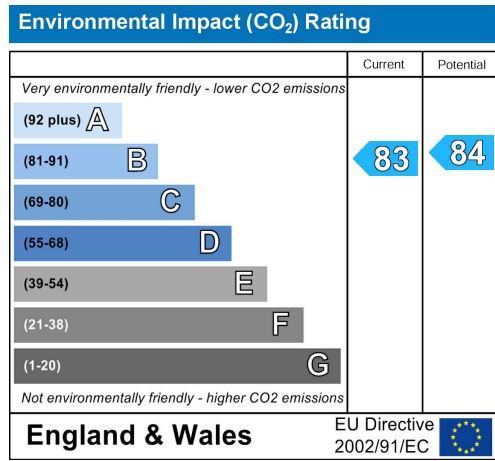
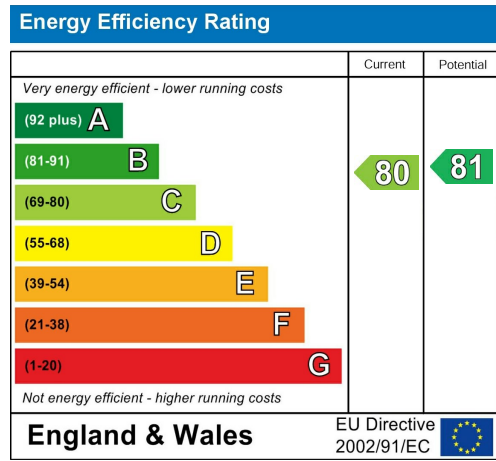




TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

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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