

**RUSH
WITT &
WILSON**



**21 Tilford Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PF
£285,000**

*** Almost Ready For Viewings! Register Today At Rush Witt & Wilson Bexhill To Book! * We are delighted to welcome to the market this very special two bedroom top floor front facing seafront flat with stunning south facing sea views and garage, additional allocated parking. Offering bright and spacious accommodation throughout, the property comprises lounge/diner with access to balcony boasting panoramic sea views from Galley Hill right across to Beachy Head, two double bedrooms, fitted kitchen/breakfast room and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout all with sea views. Externally, the property offers well kept communal gardens, an allocated parking space and additional visitor parking. Ideally situated in this highly desired block on Bexhill's picturesque seafront with easy access to Ravenside Retail Park and local bus stop, viewing comes highly recommended by RWW Bexhill to appreciate this beautiful seafront flat in this sought after location. Offered with a share of the freehold.**



Communal Hallway

Communal entrance door leading to communal hallway, stairs leading to top floor.

Hallway

Internal front door leading to hallway, radiator, large storage cupboard with hanging space and shelving, entryphone system.

Kitchen

10'7 x 10'3 (3.23m x 3.12m)

Double glazed window to the side elevation offering stunning sea views across the green to Beachy Head, double radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, bottle and plate racks, integrated electric double oven and grill, built-in microwave oven, composite 1 1/2 bowl sink with drainer and mixer tap, plumbing space for washing machine, worktop mounted electric hob with black glass splashback and extractor hood above, integrated fridge and freezer, cupboard housing gas central and domestic hot water boiler.

Lounge/Dinner

15'11 x 11'7 (4.85m x 3.53m)

Double glazed sliding patio door to the rear elevation giving access to the south facing balcony with stunning sea views across the English Channel, two radiators.

Bedroom One

11'9 x 11'1 (3.58m x 3.38m)

Double glazed windows to the rear elevation offering stunning sea views over the green across to the sea, radiator, built in wardrobe with hanging space and shelving, fitted wardrobes, drawers, shelving and bedside cabinets, ceiling mounted spotlights.

Bedroom Two

Double glazed window to the side elevation offering sea views, radiator, ceiling mounted spotlights.

Bathroom

Obscure double glazed window to the side elevation, radiator, suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc with concealed cistern, shower cubicle wall mounted shower controls and shower attachment, tiled walls.

Outside**Communal Gardens**

Well kept communal gardens, allocated parking space and additional visitor parking.

Lease And Maintenance

Share of freehold, 999 year lease from December 2000, maintenance is approximately £1100 p/a which includes water.

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.

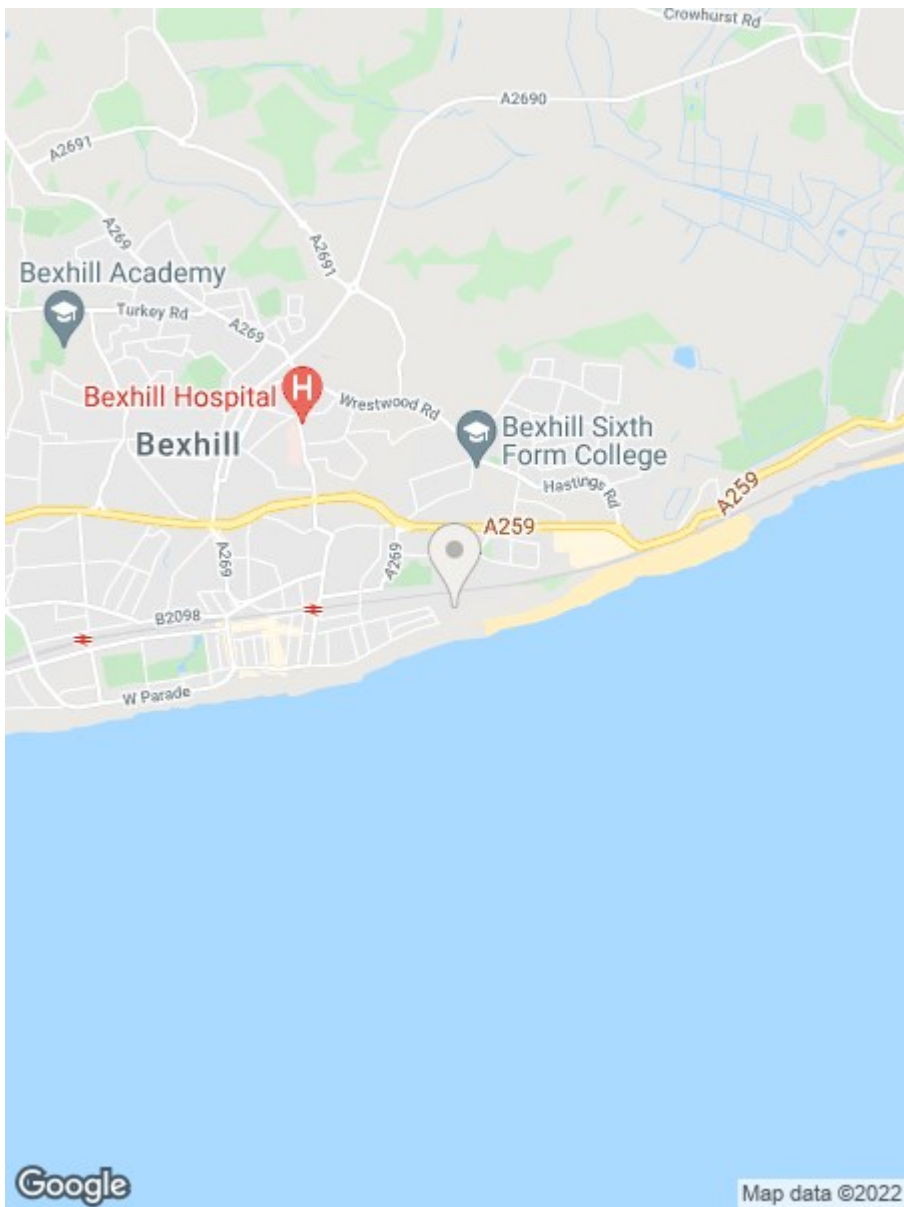




TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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