

**RUSH  
WITT &  
WILSON**



**9 Oxshott Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PH  
Offers In Excess Of £205,000**

**A bright and spacious two bedroom, purpose built, first floor seafront flat, southerly facing sun balcony with stunning sea views, gas central heating system with new boiler, new roof completed August 2025, double glazed windows and doors, parking space, entry-phone system, VACANT POSSESSION, share of freehold. Viewing comes highly recommended by RWW. Council Tax Band B.**



**Communal Entrance Hall**

With stairs to the first floor, intercom system.

**Private Entrance Hallway**

Single radiator, entrance door, built in storage cupboard, entry-phone system handset.

**Living/Dining Room**

17'5" x 14'9" (5.31 x 4.51)

Patio doors open onto the south facing sun balcony with stunning views across the sea, two double radiators, feature fireplace.

**Kitchen**

9'7" x 8'5" (2.94 x 2.57)

Fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, single drainer stainless steel sink unit with hot and cold tap, plumbing for washing machine, space for fridge/freezer, single radiator, window to the rear elevation, space for cooker, extractor canopy and light, tiled splashbacks, serving hatch though to living/dining room

**Bedroom One**

14'7" x 11'5" (4.47 x 3.50)

Window to the front elevation with beautiful sea views, single radiator, built in wardrobe cupboards.

**Bedroom Two**

10'11" x 9'4" (3.35 x 2.86)

Window to the rear elevation, single radiator, built in wardrobe cupboards.

**Bathroom**

Suite comprising inset wash hand basin with vanity unit beneath, electric shaver point and light, tiled splashbacks, wc with concealed cistern, single radiator, panelled bath with wall mounted electric shower unit, controls and showerhead. Obscured glass window to the rear elevation.

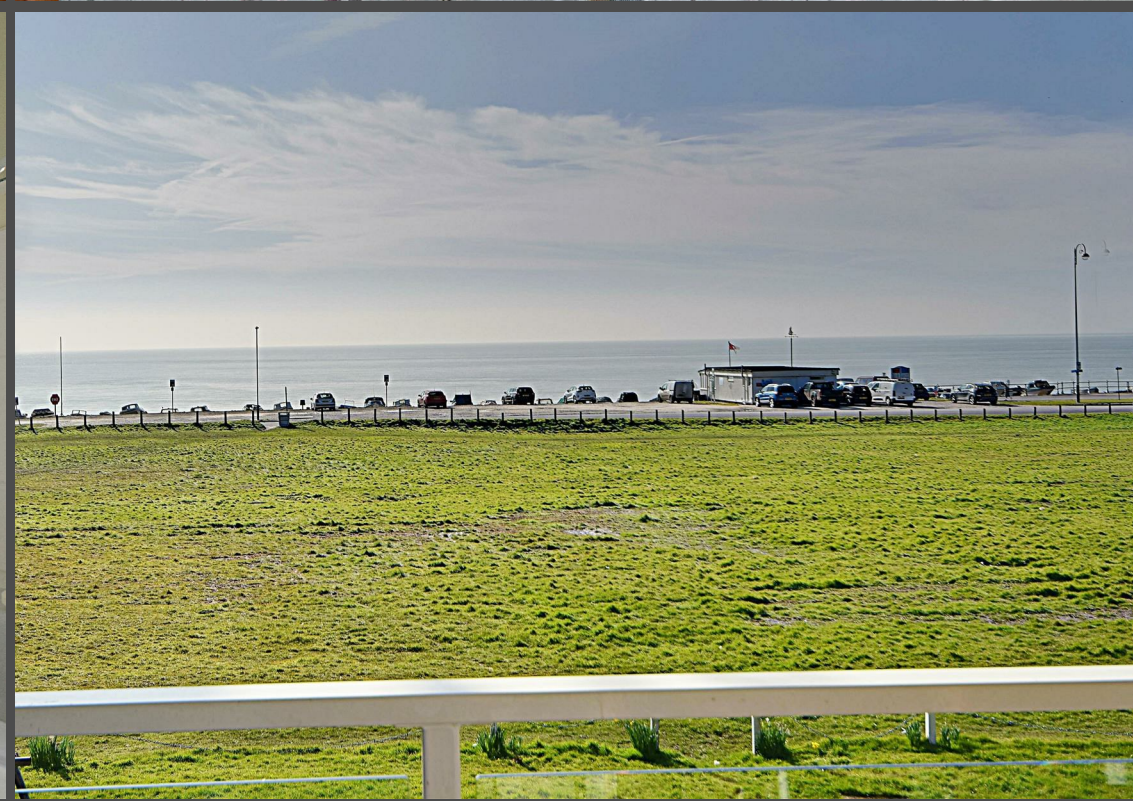
**Parking Space****Lease And Maintenance**

Share of freehold, 946 years left on lease, service charge June 2024 - 2025 - £2106.74

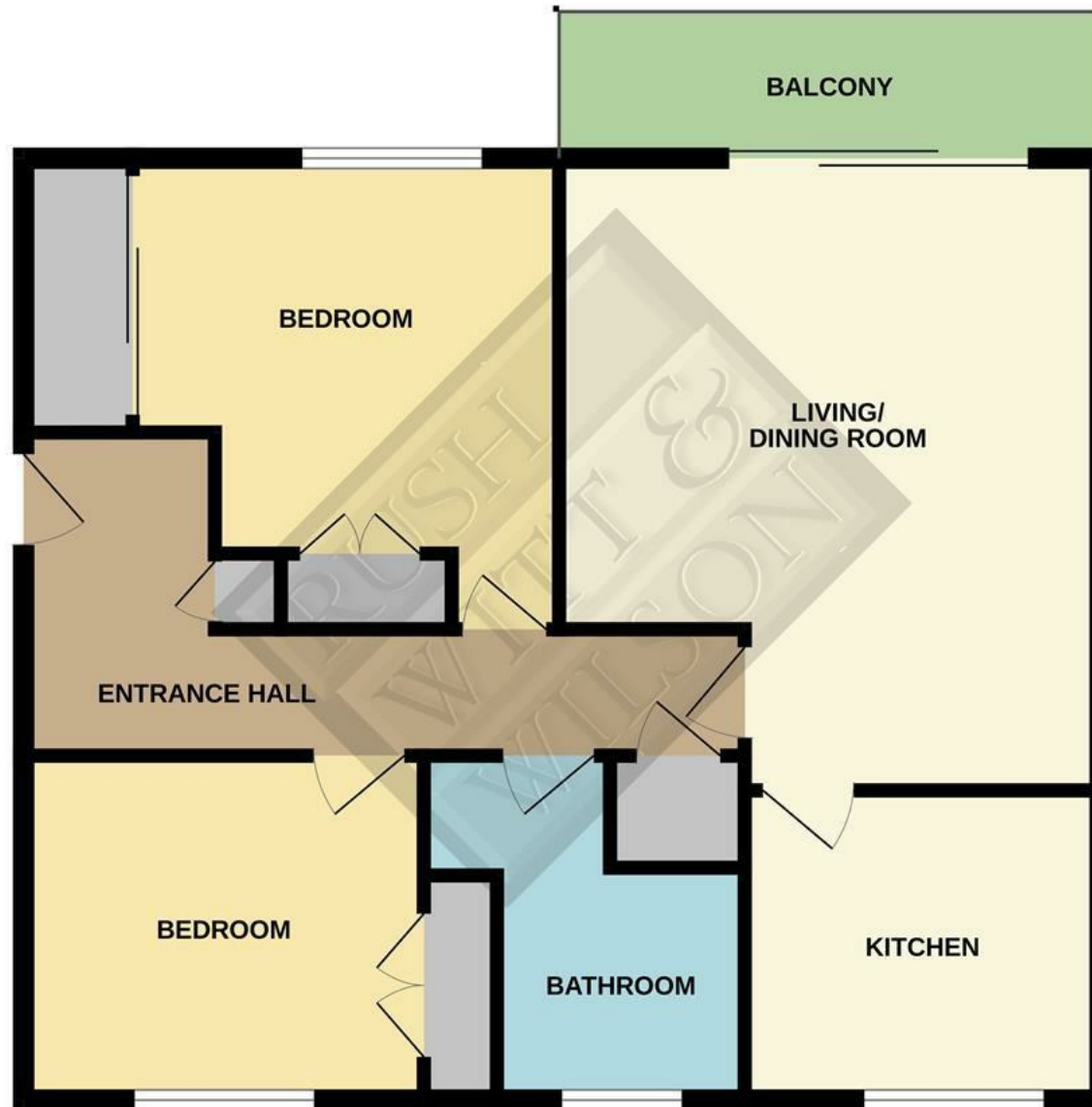
**Agents Note**

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.

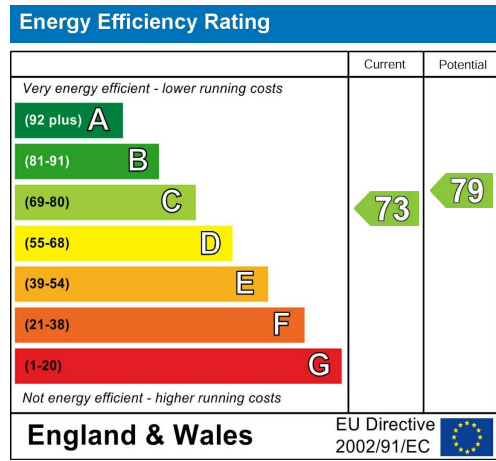
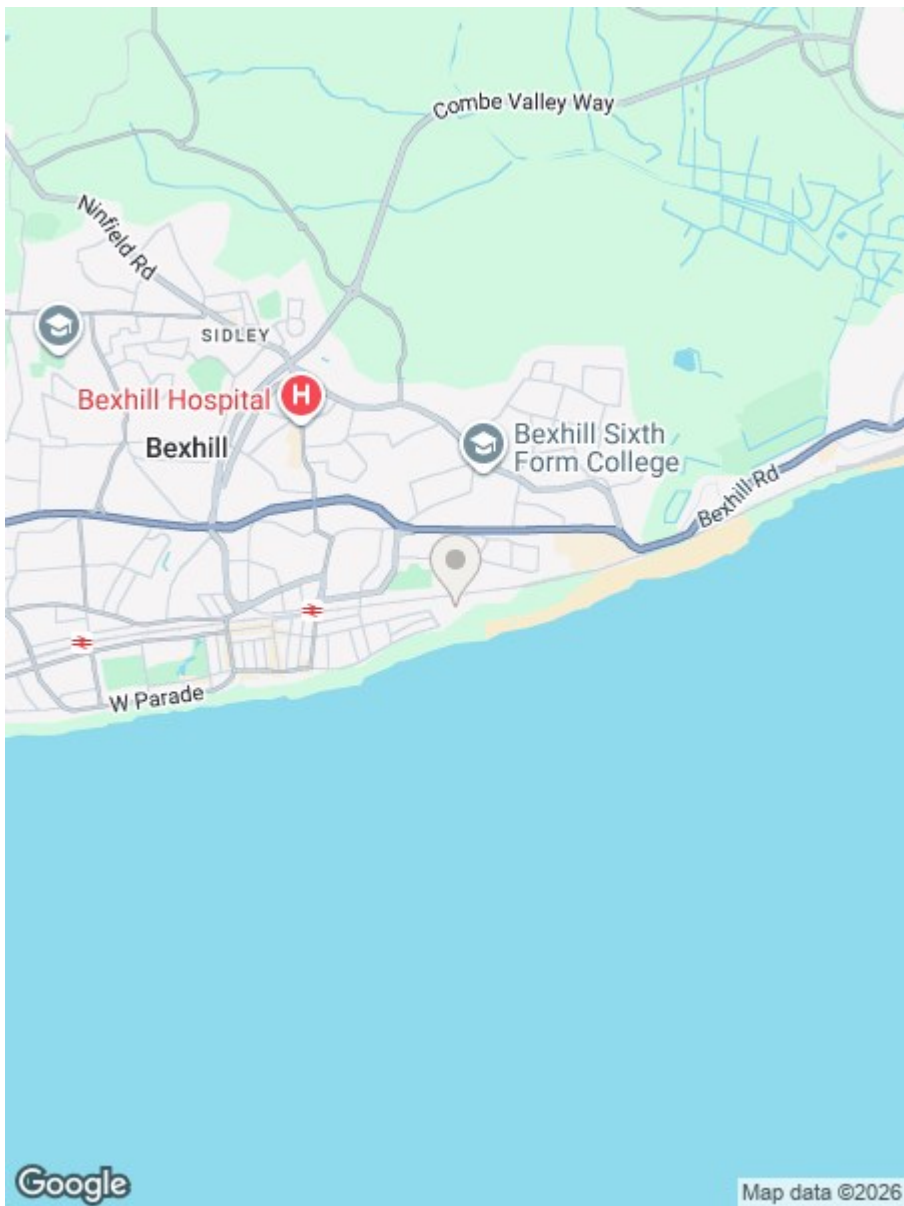


FIRST FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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