

RUSH  
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WILSON



**22 Tilford Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PF**  
**Offers In The Region Of £259,950**

A bright and spacious three bedroom seafront apartment, situated in the popular location of Sutton Place, Bexhill. Internally the property comprises a fitted kitchen, south facing living room with sun balcony with sea views, three bedrooms, bathroom and a separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a garage en-bloc and parking. Viewing comes highly recommended by RWW . Council Tax Band B.



## **Communal Entrance Hallway**

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

## **Private Entrance Hall**

With entrance door, radiator, storage cupboards with shelving and airing cupboard with slated shelving and radiator.

## **Living Room**

14'8" x 13'11" (4.48 x 4.26)

Double glazed sliding doors overlooking the southerly aspect with stunning views towards the sea, double radiator.

## **Sun Balcony**

With panoramic views across the sea.

## **Kitchen**

14'4" x 6'6" (4.39 x 2.00)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated double oven, four ring electric hob with extractor canopy above, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled splashbacks, gas central heating and domestic hot water boiler, double glazed windows overlook the southerly aspect with stunning views towards the sea.

## **Bedroom One**

13'5" x 11'2" (4.10 x 3.41)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

## **Bedroom Two**

9'5" x 7'11" (2.89 x 2.42)

With windows to the rear elevation, radiator.

## **Bedroom Three**

9'1" x 8'0" (2.77 x 2.46)

Windows to the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

## **Separate WC**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, tiled walls, tiled flooring.

## **Shower Room**

Modern suite comprising wc with low level flush, pedestal

mounted wash hand basin with hot and cold tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, tiled walls, tiled floor.

## **Outside**

### **Garage En-Bloc**

### **Lease And Maintenance**

TBC

### **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.

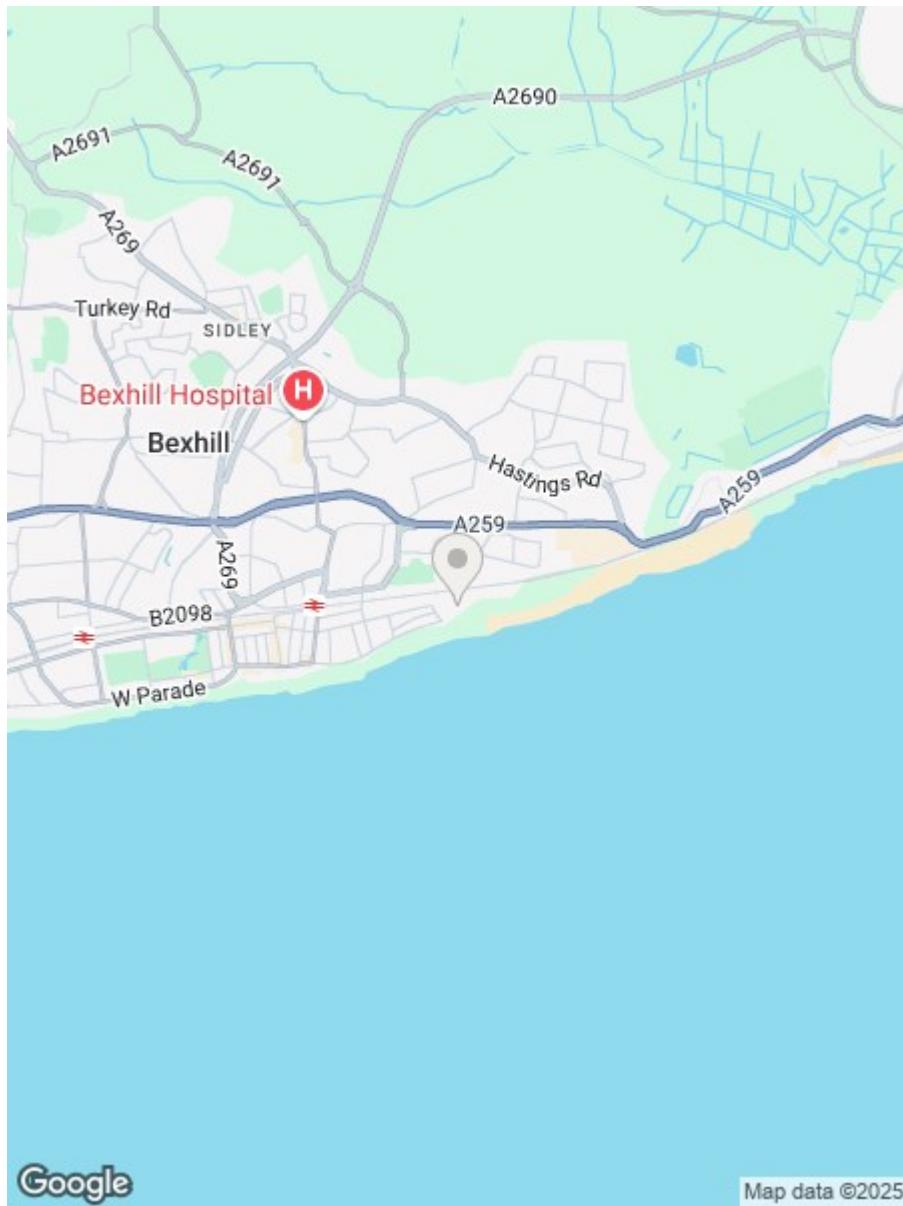


2ND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 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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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	