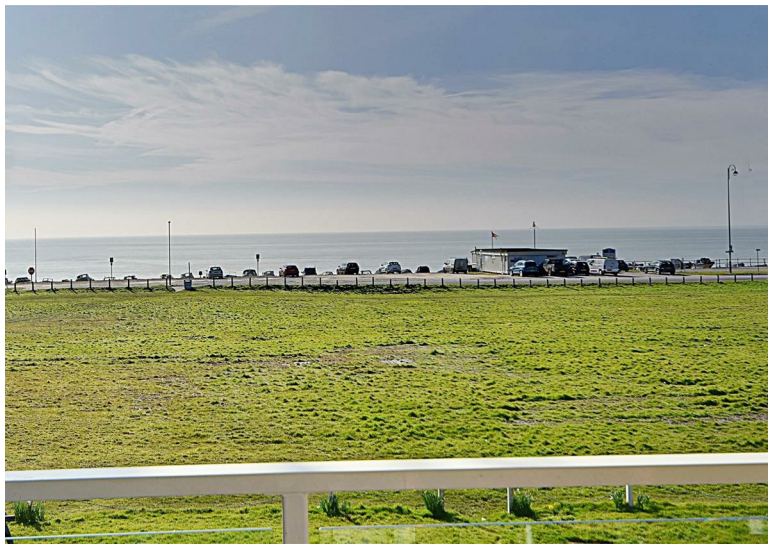
RUSH WITT & WILSON

9 Oxshott Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PH

£210,000

A bright and spacious two bedroom, purpose built, first floor seafront flat, southerly facing sun balcony with stunning sea views, gas central heating system, double glazed windows and doors, parking space, entry-phone system, VACANT POSSESSION, share of freehold, NEW ROOF WILL BE COMPLETED IN MAY 2025- COST COVERED BY VENDOR, 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.

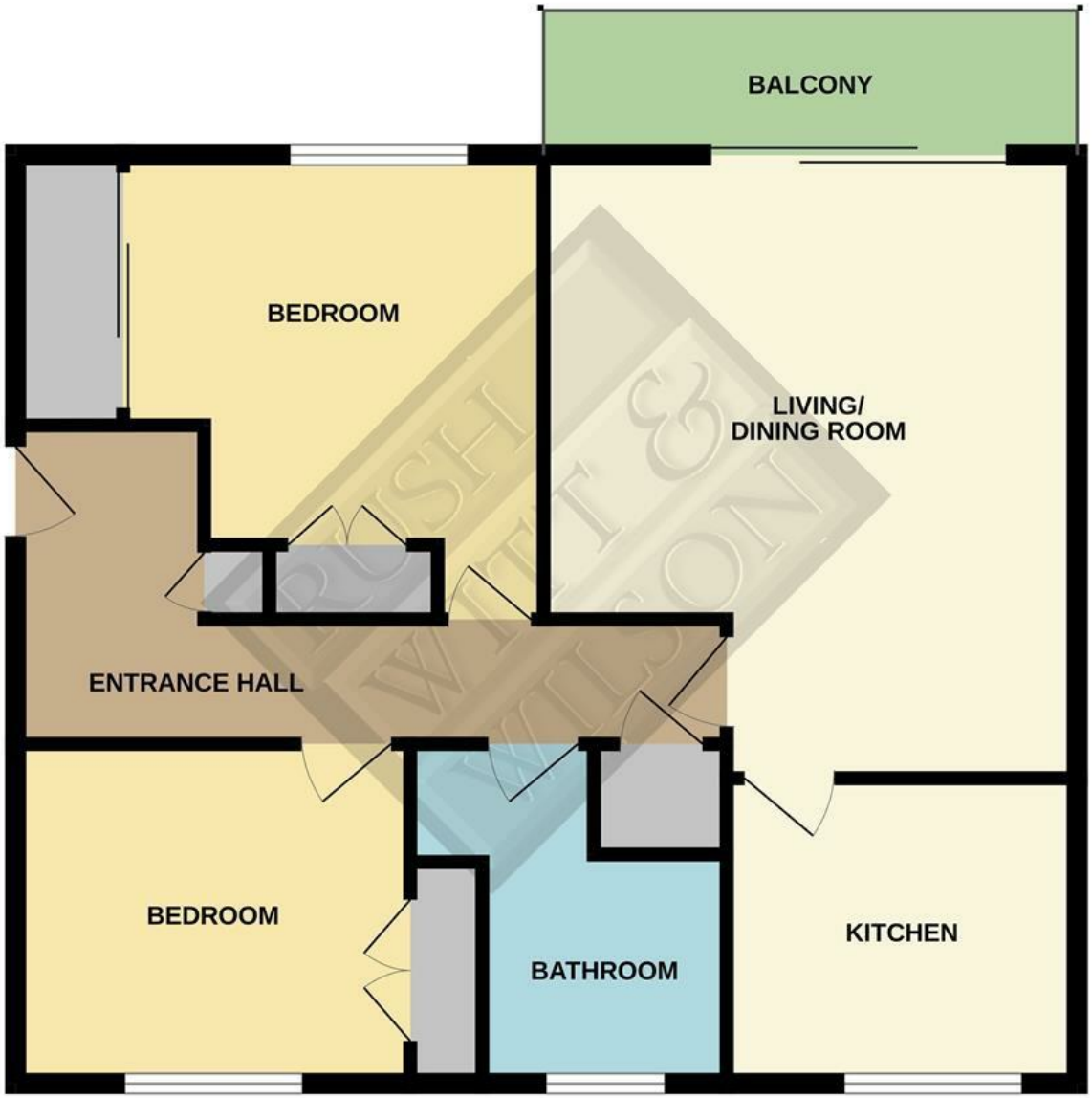
Parking Space

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.

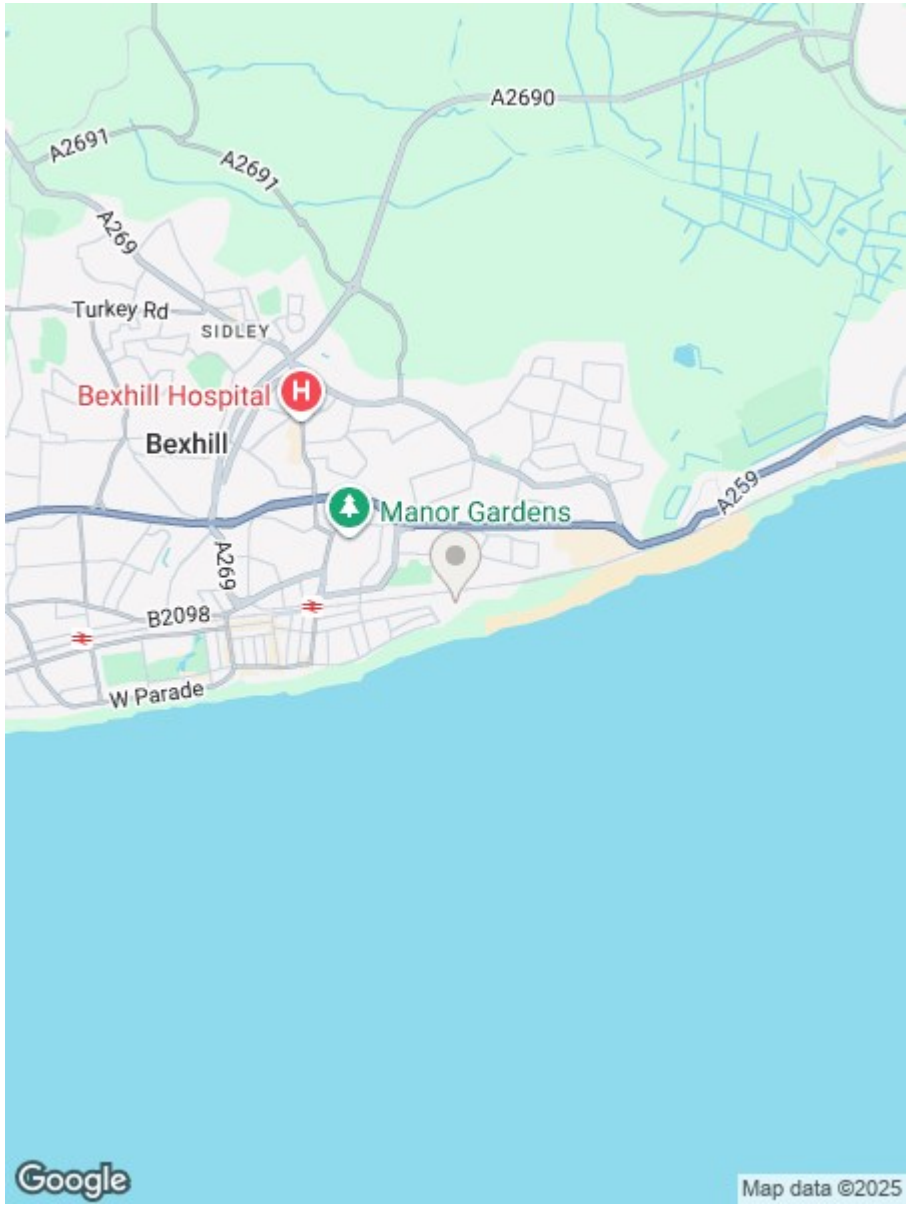
Panasonic
beko

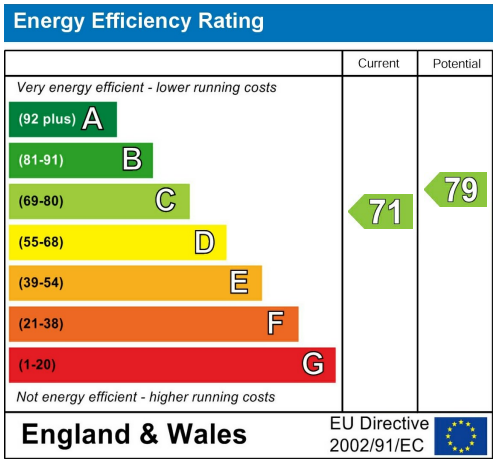
FIRST FLOOR
766 sq.ft. (71.2 sq.m.) approx.

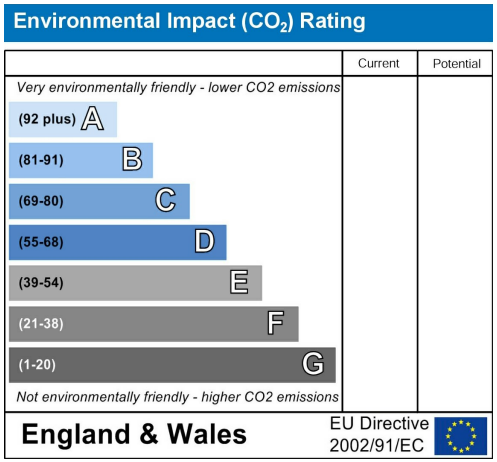


TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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.
Made with Metropix ©2024







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk