

RUSH  
WITT &  
WILSON



**12 The Croft Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QU**  
**£239,950**

**A stunning top floor two bedroom flat with westerly facing, full width sun balcony with beautiful views, garage, gas central heating system, double glazed windows and doors, lift access, kitchen/breakfast room, NO ONWARD CHAIN, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Entrance Foyer**

With entry phone system, stairs and lift to the top floor.

**Private Entrance Hallway**

Access to roof space, entrance door, double radiator.

**Living Room**

16'0" x 12'5" (4.90 x 3.81)

Patio doors to the westerly elevation with stunning full width sun balcony, two double radiators, ornate fireplace.

**Kitchen/Breakfast Room**

14'9" x 11'2" (4.50 x 3.41)

Fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, electric hob with extractor canopy and light, integrated oven and grill, built in fridge and freezer, window to the westerly elevation, area for table and chairs, tiled splashbacks.

**Bedroom One**

18'3" x 10'5" (5.57 x 3.18)

Window to the westerly elevation, double radiator, fitted wardrobe cupboards and matching dressing table, bedside cabinet and additional bedroom furniture.

**Bedroom Two**

14'3" x 10'2" (4.36 x 3.10)

Windows to the westerly elevation, double radiator, fitted wardrobe cupboard.

**Bathroom**

Suite comprising walk in shower with door, electric shower unit, controls and showerhead, wc with low level flush, inset wash hand basin with vanity unit beneath, chrome heated towel rail, tiled walls, obscured glass windows to the westerly elevation.

**Garage En-Bloc****Communal Gardens**

A particular feature with stunning foliage, trees, shrubs and plants of various kinds, mainly laid to lawn, additional parking is to be found in the grounds as well as access to the garage.

**Lease and Maintenance**

Share of freehold, 942 years remaining on the Lease.

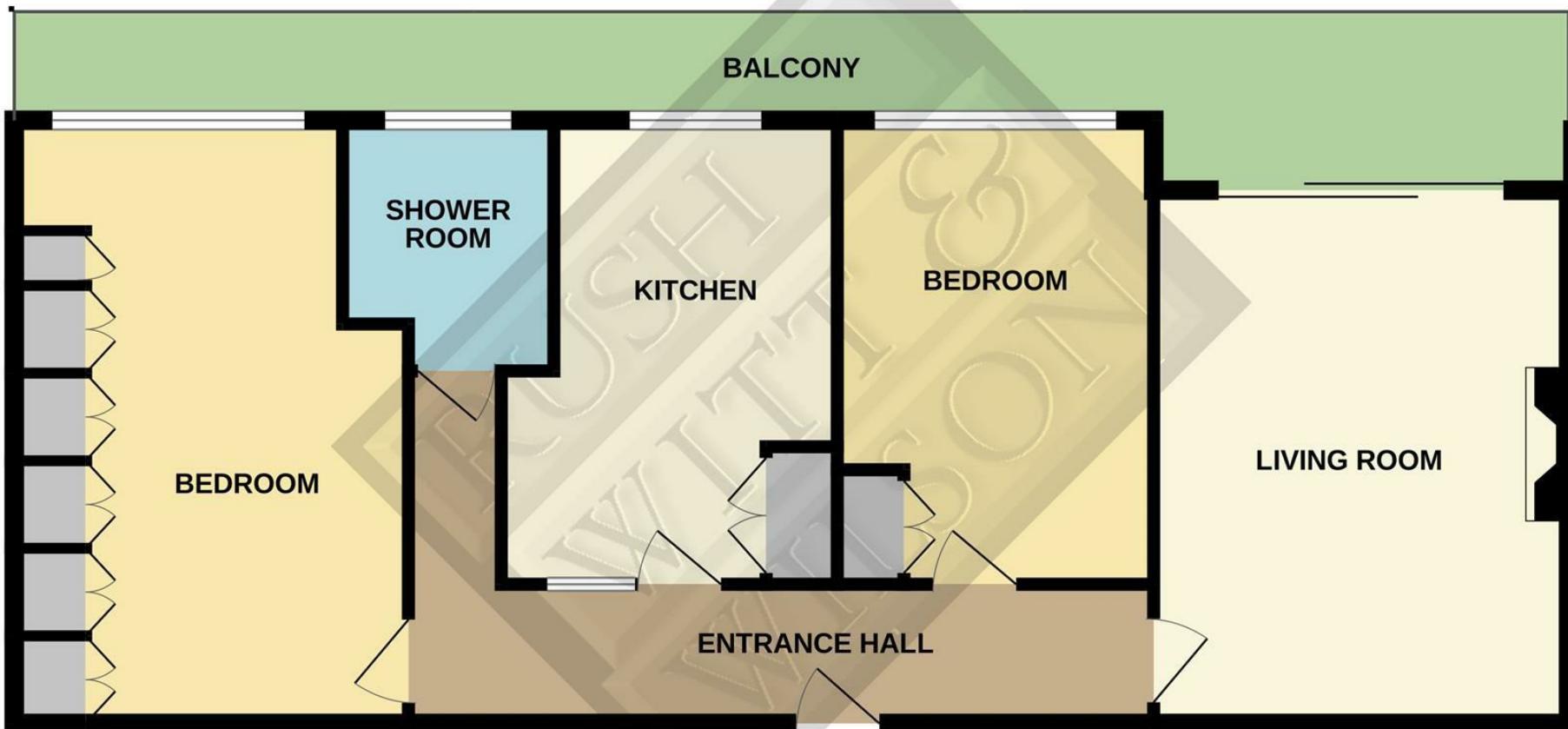
Approx. £181 per month which includes water rates and building insurance. Council Tax Band C

**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.



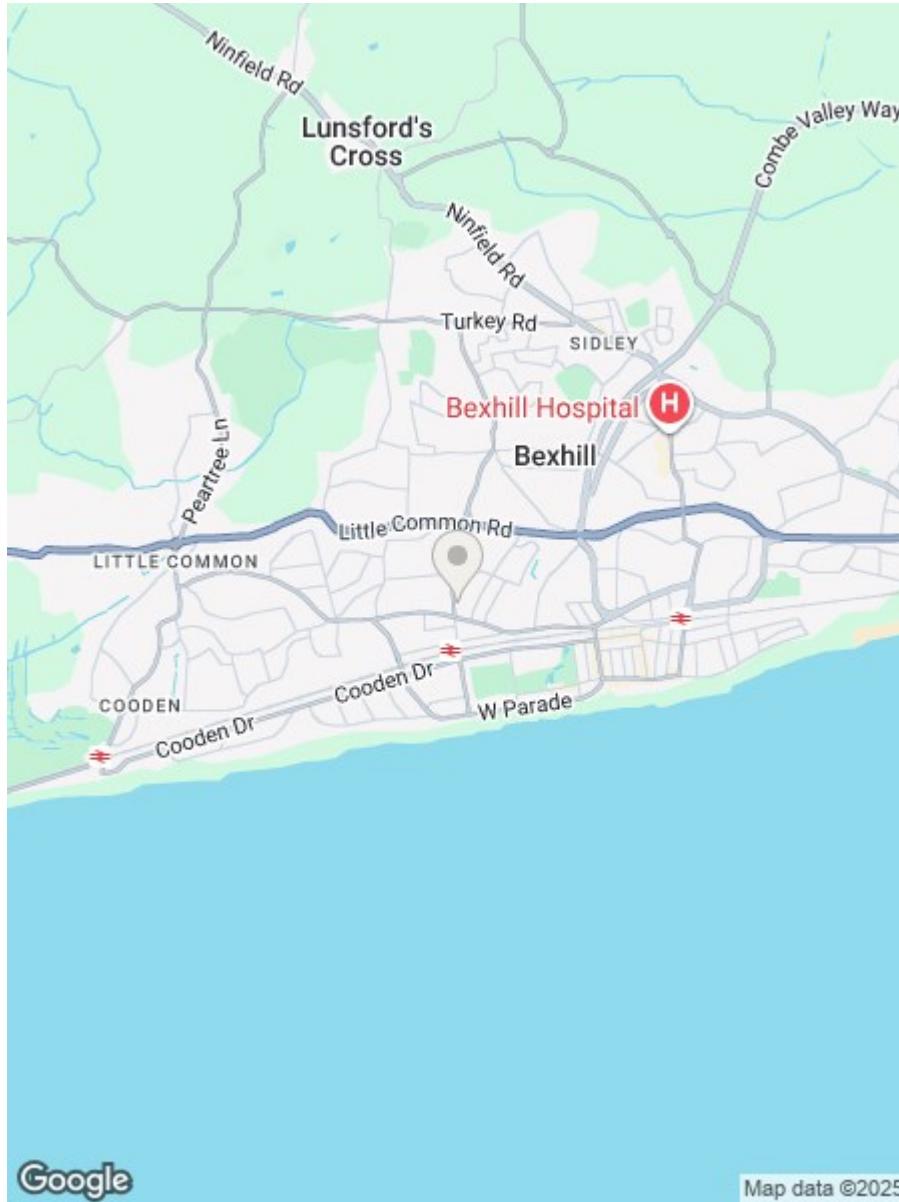
3RD FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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Residential Estate Agents  
Lettings & Property Management



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	

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