

**RUSH
WITT &
WILSON**



**23a Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3FD
£219,000**

A beautiful two bedroom second floor purpose built flat presented to an exceptional standard by the current vendor, situated in the highly sought after Collington Bexhill. This spacious and bright flat comprises two double bedrooms, en-suite to master bedroom in addition to the main bathroom, modern electric heating, double glazed windows or doors, modern kitchen with inter-grated appliances. double aspect lounge/ dining room, west facing sun balcony, entry phone system, allocated secure underground parking space with storage cupboard, lift access, entry phone system, communal gardens to the rear, share of freehold, visitors parking, NO ONWARD CHAIN. Viewing comes highly recommended by RWW sole agents.



Communal Entrance**Private Entrance Hallway****Living Room/ Dining Room**

14'7 x 13' (4.45m x 3.96m)

Kitchen/ Breakfast Room

9'7 x 8'8 (2.92m x 2.64m)

Bedroom One

15'3 x 11'5 (4.65m x 3.48m)

En-Suite**Bedroom Two**

13'5 x 12'2 (4.09m x 3.71m)

Bathroom**Communal Gardens****Underground Parking****Maintenance Charges**

Remainder of 999 year lease, share of the Freehold, service charges approx. £143 pcm.

Agents Notes

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







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