

**RUSH  
WITT &  
WILSON**



**8 Brittany Court Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QS  
£129,950**

**A beautiful refurbished one bedroom second floor purpose built flat with refitted kitchen and appliances, refitted bathroom suite, single garage, beautiful communal gardens, highly sought after Collington location, electric heating, FREEHOLD, sun balcony, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hall**

Entry phone system, stairs to first floor.

**Private Entrance Hallway**

Entry phone system, storage & cloaks cupboards, access to roof space, night storage heater.

**Living Room**

18'9" x 14'0" (5.73 x 4.28)

Window to the front elevation with French doors leading to sun balcony looking over treelined vista, night storage heater.

**Kitchen**

15'3" x 8'2" (4.65 x 2.49)

Re-fitted kitchen comprising range of base units, single drainer stainless steel sink unit, integrated wash machine, integrated oven and grill, induction hob, fridge, built-in cupboard for further white goods if required, tiled splash backs, window to side elevation.

**Bedroom**

14'4" x 9'10" (4.39 x 3.00)

Window to front elevation.

**Bathroom**

Re-fitted suite comprising wc with concealed cistern, pedestal wash hand basin, panelled bath with hand shower attachment, tiled splash backs, electric heater, built-in airing cupboard.

**Service Charges**

We have been advised by the vendor that the service charge is £285 per quarter, payable in February, May, August and November.

**Garage En Bloc**

Up and over door.

**Communal Gardens**

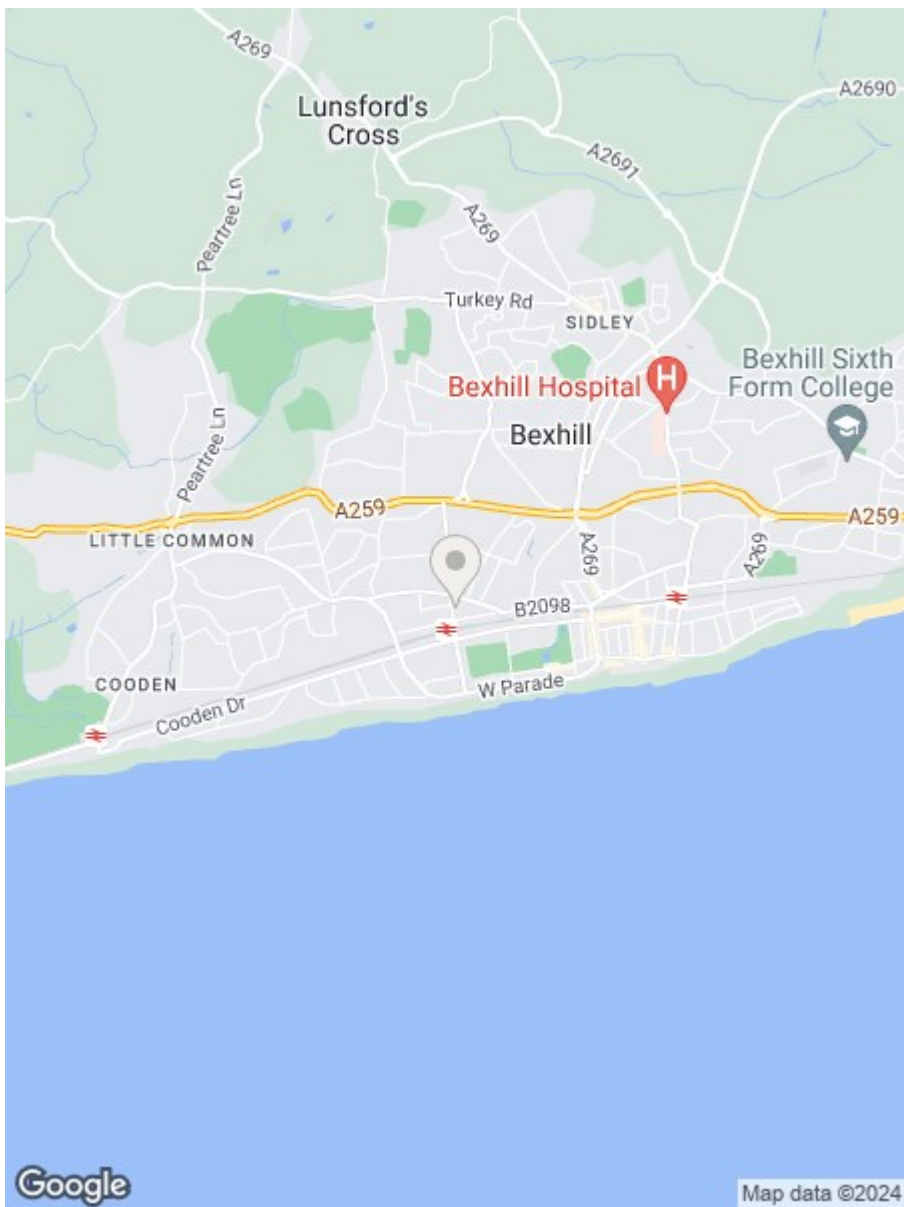
Mainly laid to lawn with shrubs.

**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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



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