RUSH WITT & WILSON

7 Ashtead Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PE
£195,000 Share of Freehold

Well presented first floor seafront apartment situated in this sought after Sutton Place location. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, fitted kitchen, south facing living room with stunning sea views, sun balcony and bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. The property comes with the Share of Freehold with a long Lease. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.

Communal Entrance Hallway
Entry-phone system, stairs and lift leading to the first floor.

Private Entrance Hallway
Entrance door, entry-phone system, radiator, large storage cupboard.

Living Room
18'4 x 12'8 (5.59m x 3.86m)
Two double radiators, double glazed glass panelled sliding doors giving access onto the balcony with stunning views across the communal greens towards the sea with far reaching sea views.

Kitchen/Breakfast Room
11'11 x 9'10 (3.63m x 3.00m)
Fitted kitchen with a range of wall and base units, laminated straight edge worktop surfaces, space for freestanding cooker, extractor canopy, space and plumbing for washing machine, space for freestanding fridge and freezer, radiator, double glazed window to the front elevation, gas central heating boiler, radiator.

Bedroom One
12'7 x 10'8 (3.84m x 3.25m)
Double glazed windows to the side elevation, built-in wardrobe cupboards, radiator.

Bedroom Two
10'11 x 9'6 (3.33m x 2.90m)
Double glazed window to the rear elevation, radiator, built-in wardrobe cupboards.

Bathroom
Suite comprising wc with low level flush, panelled bath with chrome mixer tap and shower over bath, chrome heated towel rail, pedestal mounted wash hand basin with mixer tap, obscure double glazed window to the rear.

Outside

Communal Gardens
Well maintained communal gardens.

Lease & Maintenance
Share of Freehold with 974 years remaining on the lease and the service charge is £1,948.61 per annum.

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.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.

TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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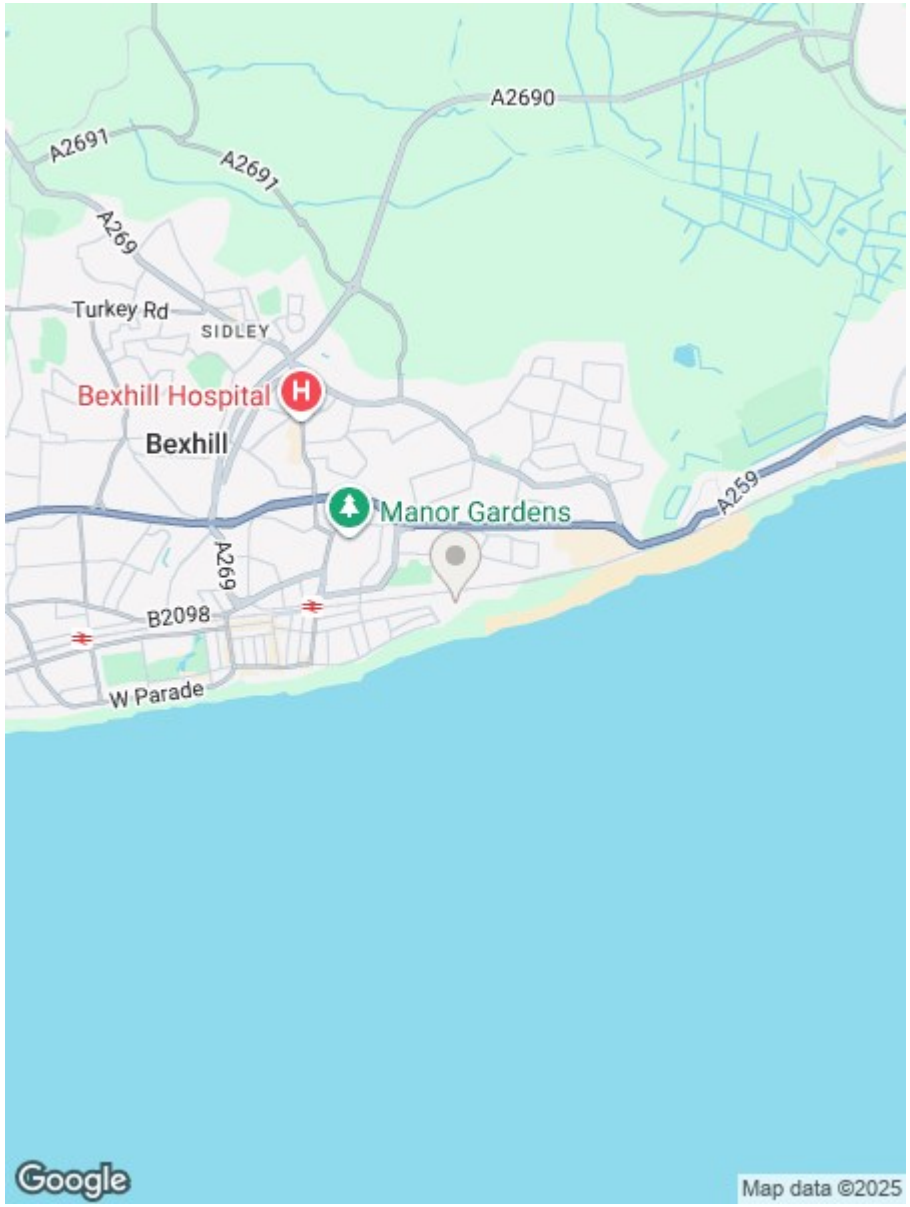

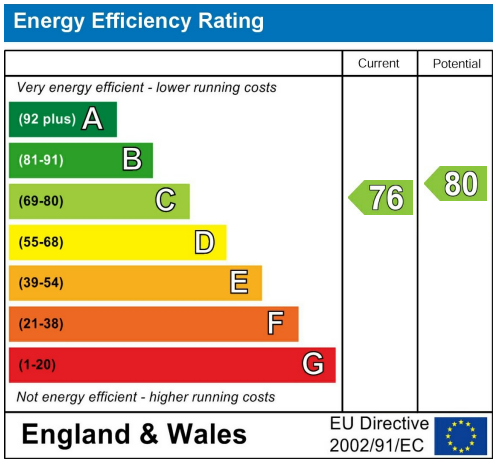

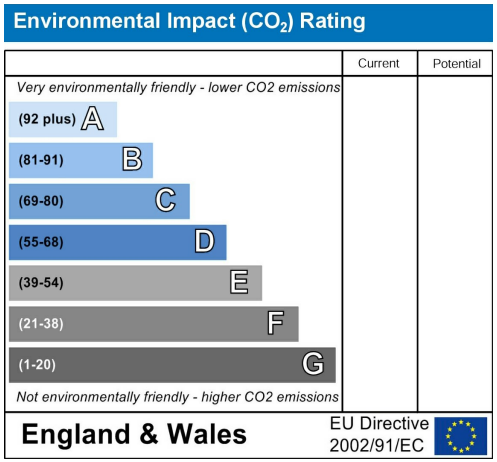

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