RUSH WITT & WILSON

16 Merton Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PD

£285,000

A stunning two bedroom seafront pent house apartment with stunning sea views and sun balcony, presented to an exceptional standard by the current vendor, with engineered oak flooring, oak doors, brand new kitchen with built in 'Neff' appliances, new bathroom suite, new carpets, gas central heating system, double glazed windows and doors, off road parking space, entry phone system. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.

Communal Entrance Hall
With entrance door and entryphone system and stairs to the pent house apartment.

Second Floor

Private Entrance Hallway
Double radiator, video security entryphone system, engineered oak flooring, built-in cloaks cupboard.

Kitchen
10'2 x 9'3 (3.10m x 2.82m)
Window overlooks the rear side elevation, brand new fitted kitchen comprising a range of white, high gloss, handle-less wall and base units with low profile worktops, tall larder/broom cupboard with fitting shelving, induction hob with glass splashback, extractor canopy and light, Neff oven and grill with matching Neff integral microwave oven, built in dishwasher, built in washing machine, built in fridge and freezer, composite single drainer sink unit with mixer tap, engineered oak flooring, double radiator, space for small table and chairs.

Living Room
17'7 x 16'6 (5.36m x 5.03m)
Two double radiators, large patio doors give access onto large sun balcony with stunning sea views.

Inner Hallway
Double radiator, engineered oak flooring, built-in airing cupboard housing Worcester combination boiler with double doors.

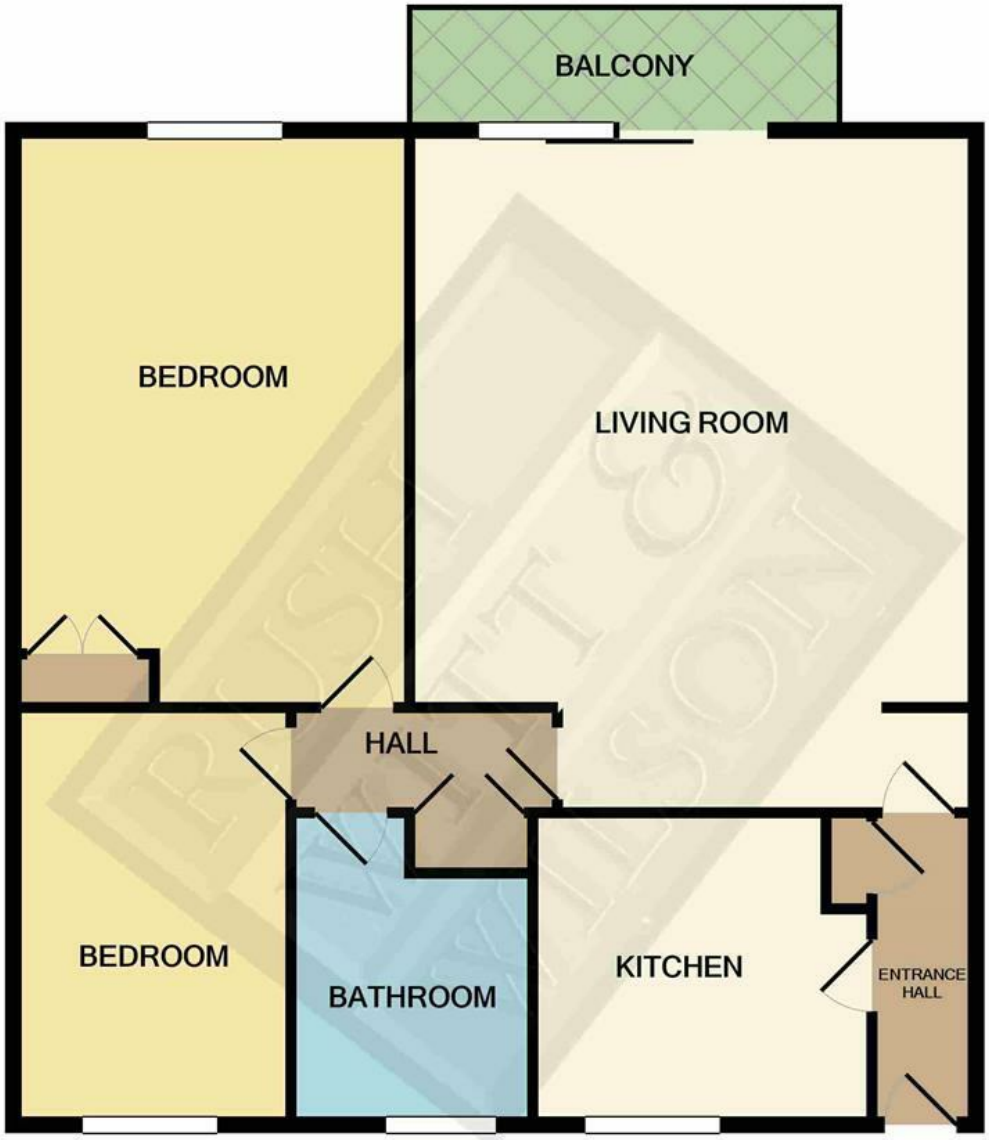
Bedroom One
13'4 x 11'9 (4.06m x 3.58m)
Window side elevation with stunning sea views, double radiator, large built-in wardrobe with hanging space and shelving, recently fitted high quality 'Sharps' bedroom fitted wardrobe all comprising a range of hanging space and shelving.

Bedroom Two
12'7 x 8'2 (3.84m x 2.49m)
Window overlooks the side elevation, recently fitted high quality 'Sharps' bedroom furniture comprising fitted wardrobe all comprising a range of hanging space and shelving and overhead storage cupboards, double radiator.

Bathroom
Stunning brand new bathroom suite comprising walk in shower cubicle, fixed showerhead, wc with concealed cistern, wash hand basin with vanity unit beneath, electric shaver point, wall mounted vanity mirror which opens with glass shelving and additional shaver point, obscured glass window to the side elevation, tiled floor, part tiled walls, chrome heated towel rail.

Maintenance Details
We have been advised by the vendors that the flat comes with a Share of the Freehold with a new 999 year lease. Maintenance details approx £965 per half yearly

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.



TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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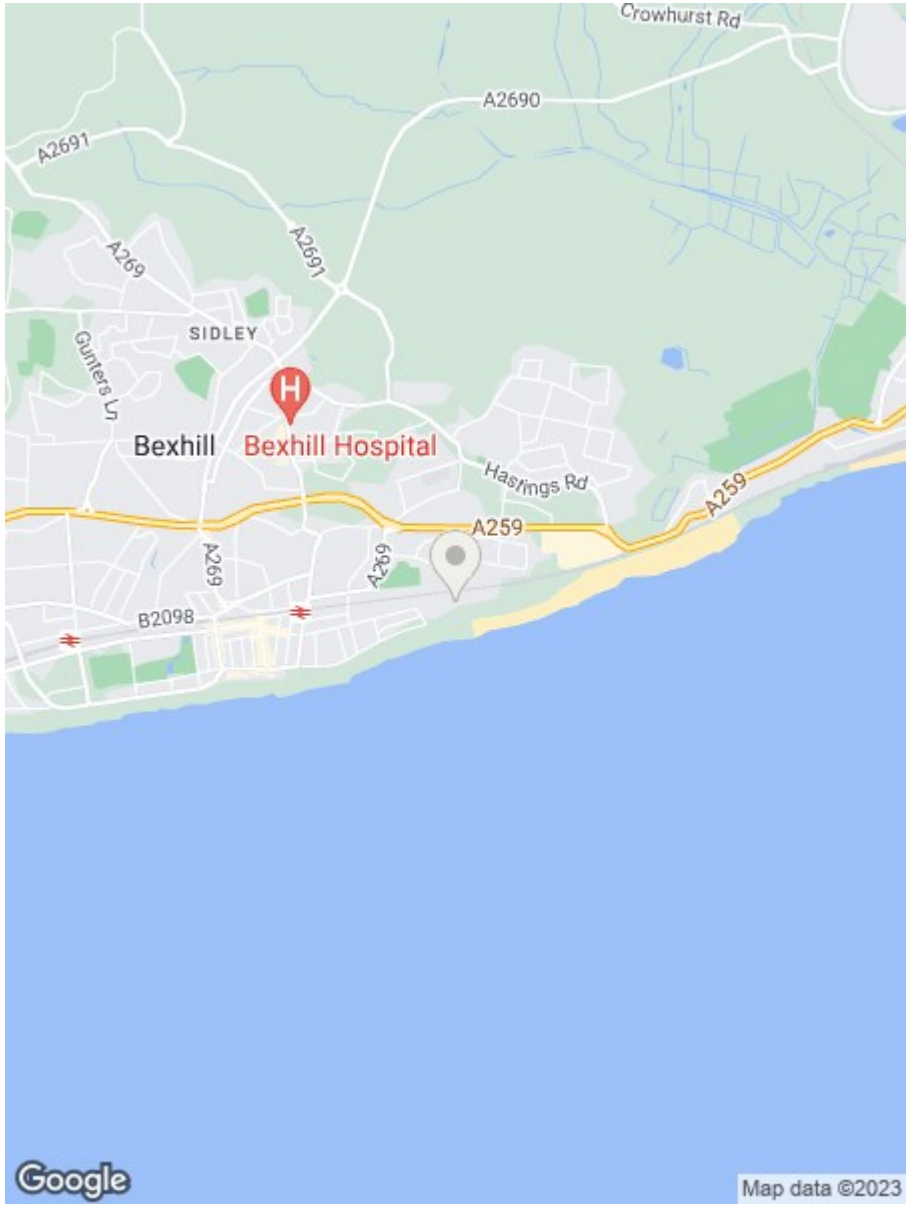

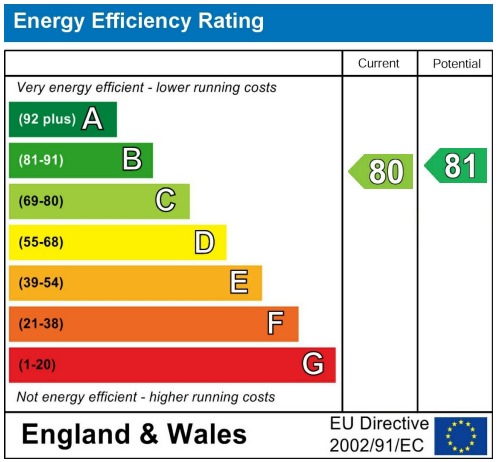

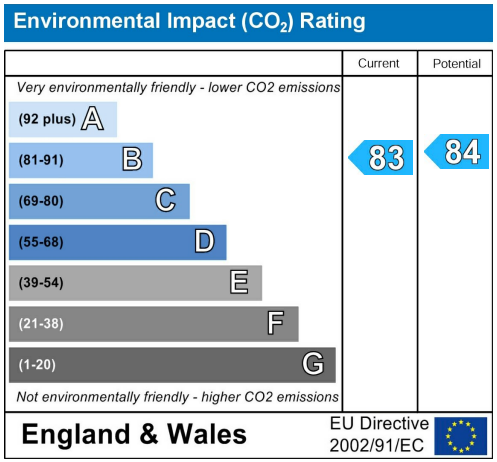

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