RUSH WITT & WILSON

23a Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3FD
£214,000

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
With entryphone system, stairs and lift to second floor.

Private Entrance Hallway
Entryphone system, alarm system, doubled doored cloakroom cupboard, modern electric heater.

Living Room/ Dining Room
14'7 x 13' (4.45m x 3.96m)
Window to the rear elevation, French doors lead out onto private sun balcony, wall mounted modern electric radiator heater.

Kitchen/ Breakfast Room
9'7 x 8'8 (2.92m x 2.64m)
Modern kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, window to the rear elevation. integrated Bosh oven and grill, ceramic hob with brushed stainless steel splashback, extractor canopy and light, integrated dishwasher, washer/dryer, wall mounted electric radiator heater, tiled floor.

Bedroom One
15'3 x 11'5 (4.65m x 3.48m)
Window to the side elevation, fitted mirrored fronted wardrobe cupboards, wall mounted electric radiator heater.

En-Suite
Suite comprising walk in shower with chrome controls and chrome showerhead, wc with concealed cistern, vanity unit, inset wash hand basin, tiled splashbacks, chrome heated towel rail, half height wall tiling, tiled floor.

Bedroom Two
13'5 x 12'2 (4.09m x 3.71m)
Windows to both side and rear elevations, fitted mirrored fronted wardrobe, wall mounted electric radiator heater.

Bathroom
Modern suite comprising wc with concealed cistern, vanity unit, inset wash hand basin, panelled bath with hand shower attachment and shower screen, tiled floor, partly tiled walls, obscured glass window to the rear elevation.

Communal Gardens

Underground Parking
Allocated underground parking space and storage compartment.

Maintenance Charges
Remainder of 999 year lease, share of the Freehold, maintenance charge approx. £150 p/m , ground rent is £250p/a.

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

Floor Plan

Total area: approx. 69.6 sq. metres (749.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk