

RUSH
WITT &
WILSON



11 Ashtead Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PE
Offers In Excess Of £200,000

****CHAIN FREE ****A beautiful two bedroom second floor seafront apartment, which has been modernised to an excellent standard throughout by the current vendors. Offering bright and spacious accommodation throughout, the property comprises, modern fitted kitchen, large living/dining room with stunning sea views, two double bedrooms, modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. The property is located in this sought after seafront location, within approx. 0.9 miles to Bexhill Town Centre, offering a wide range of amenities. Offered for sale with share of freehold and benefitting from a garage en-bloc and parking facilities, viewings come highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hall

Stairs and lift rising to the second floor, entrance door leading through to:

None of the services or appliances mentioned in these sale particulars have been tested.

Entrance Hall

Entry system, radiator, storage cupboard, Karndean flooring.

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.

Kitchen

11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to the front, modern fitted kitchen with wall and base level units, matching worktop surfaces, one and a half bowl sink with side drainer, electric double oven, four ring electric hob with extractor canopy above, space and plumbing for dishwasher, integrated washing machine, integrated fridge/freezer, radiator, gas central heating boiler, open arch leading through to:

Council Tax Band – B

Living/Dining Room

16'4 x 12'9 (4.98m x 3.89m)

Double glazed folding doors to the front with views and access onto the sun balcony, radiator, Karndean flooring.

Sun Balcony

Stunning views towards the sea.

Bedroom One

12'7" x 10'5" (3.84m x 3.18m)

Double glazed windows to the side, radiator, built in wardrobes.

Bedroom Two

9'10 x 10'8 (3.00m x 3.25m)

Window to the rear, radiator, built in wardrobes.

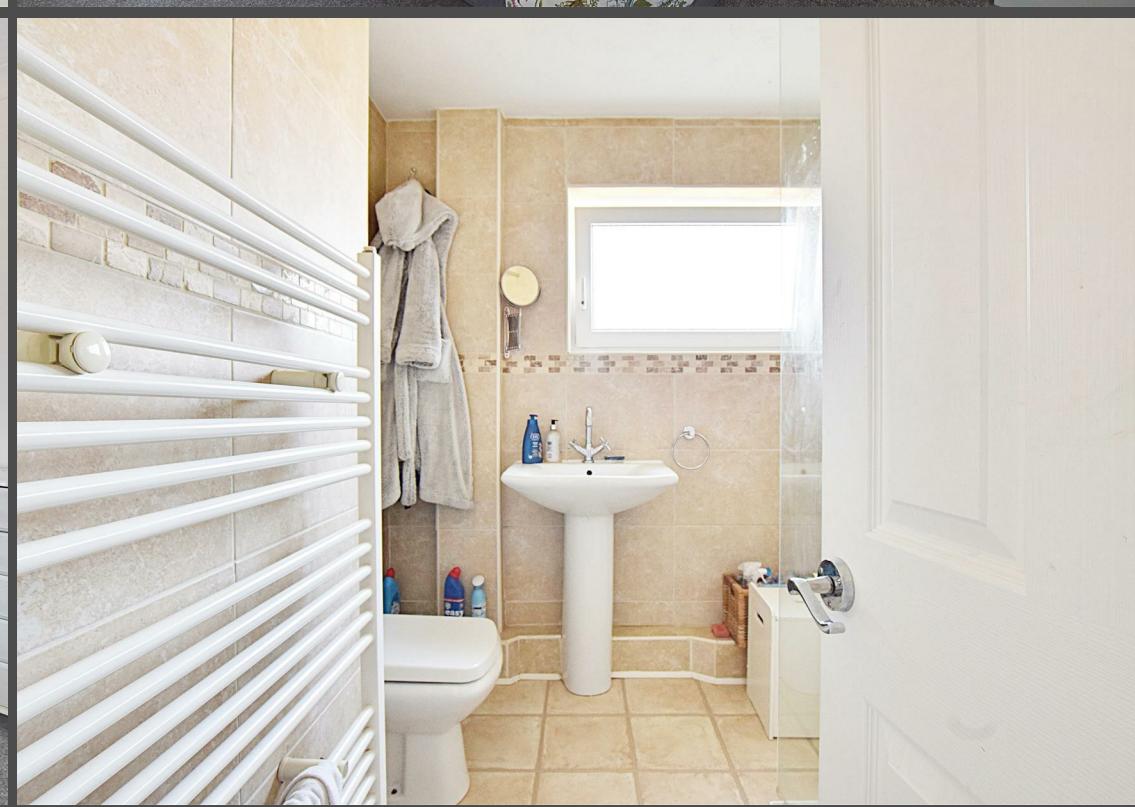
Shower Room

Obscure double glazed window to the rear, modern suite comprising low level wc, pedestal wash hand basin, walk in shower cubicle with wall mounted shower control, shower attachment and shower head, tiled walls, tiled floor, heated towel rail.

Garage En Bloc**Service Charges & Lease Details**

Share of freehold with approx. 974 years remaining on the lease, the service charge is approx. £1,948.61 per annum.

Agents Note



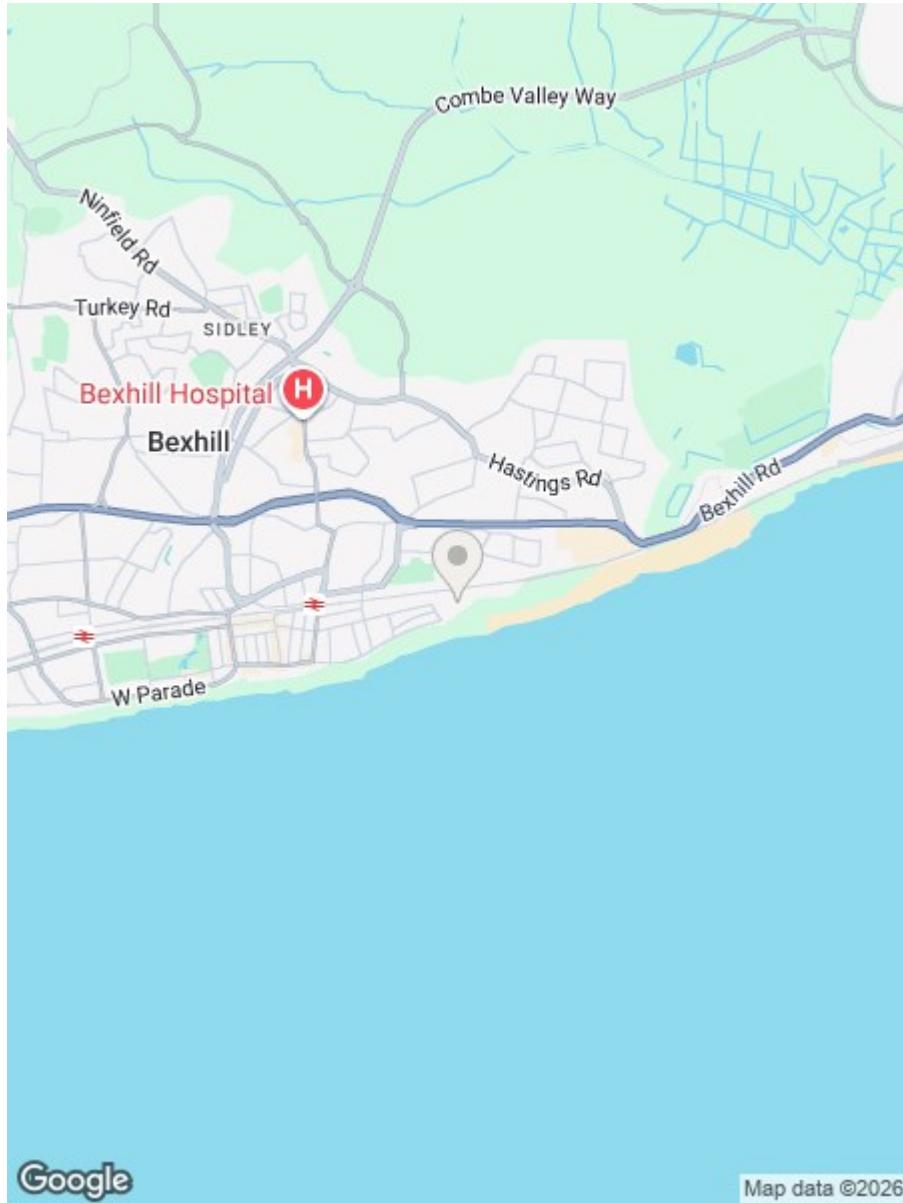
2ND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	