

**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

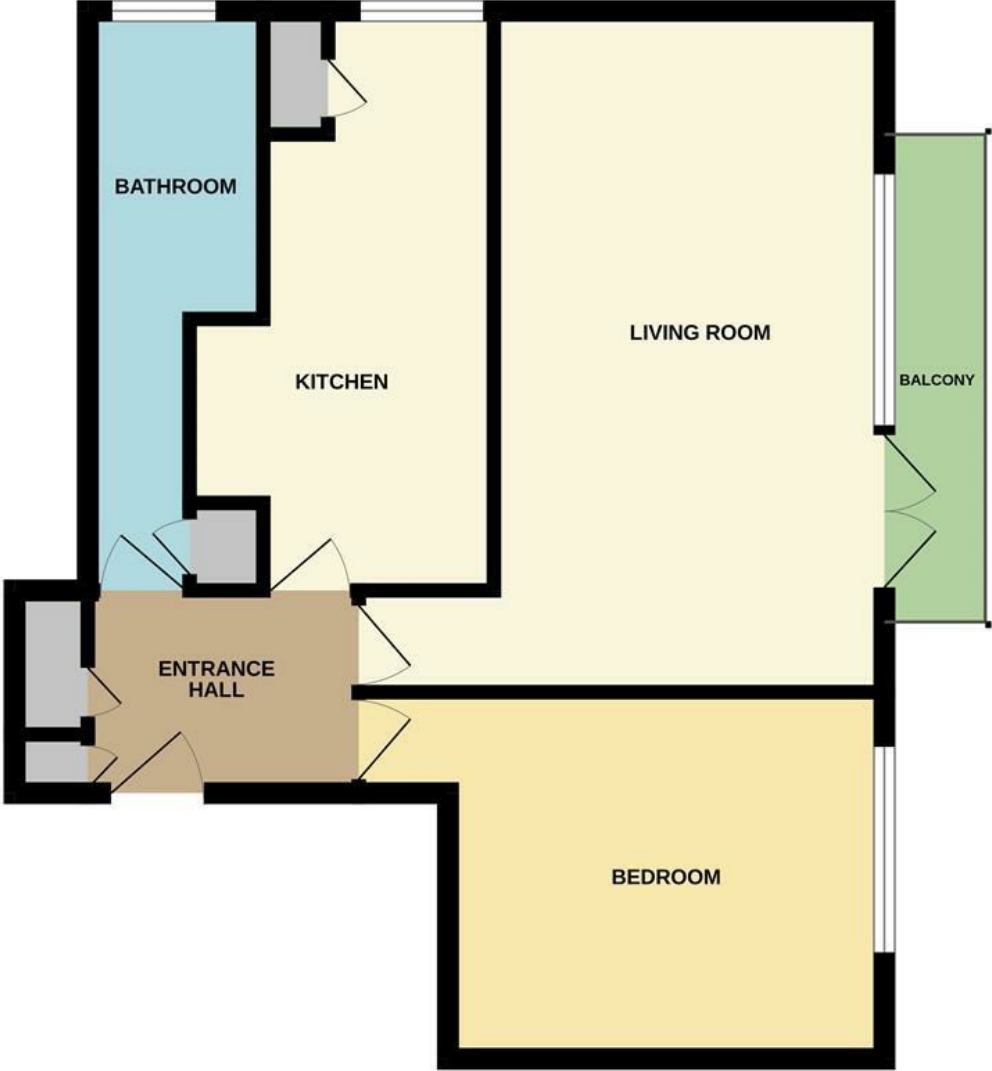
Mainly laid to lawn with shrubs.

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.



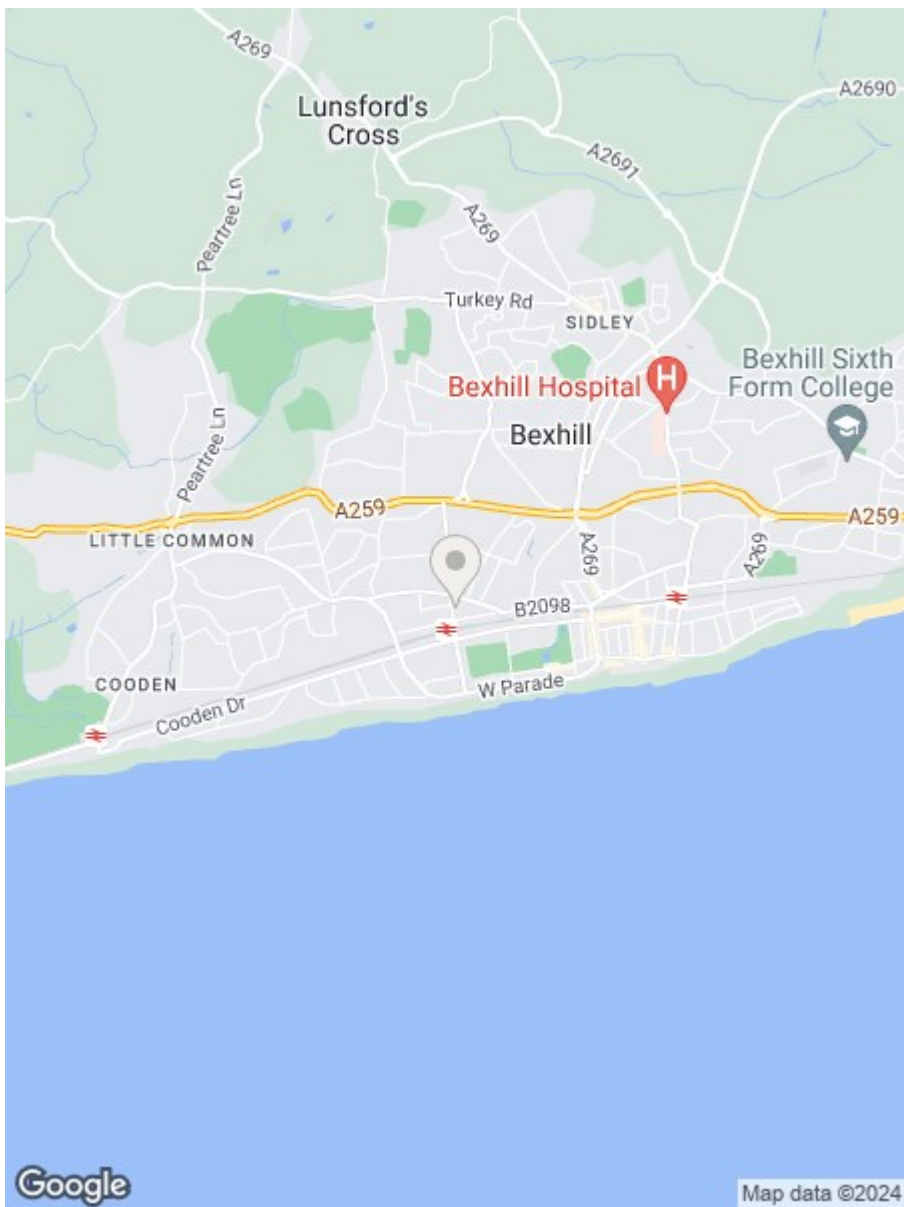
SECOND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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