

**RUSH
WITT &
WILSON**



**24 Ashted Towers Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PE
£225,000**

An opportunity to acquire this immaculate two bedroom fifth floor purpose built flat ideally located on Bexhill seafront with stunning sea views and garage. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms with fitted wardrobes, spacious lounge/dinner with south facing balcony and stunning sea views, kitchen breakfast room with built in appliance and a modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Ideally located in this highly sought after sea front block and offered with NO ONWARD CHAIN and a garage en bloc, viewing comes highly recommended by RWW Bexhill to appreciate this spacious seafront flat in this beautiful location.



Communal Entrance Hallway

Communal entrance door with entryphone system leading to communal hallway, stairs and modern lift leading to all floors, flat is located on the 5th floor.

Hallway

Timber internal door leading to hallway with radiator, entryphone, storage cupboard with hanging space and shelving.

Lounge/Dinner

16'7" x 12'7" (5.06 x 3.86)

Double glazed sliding patio doors to rear elevation giving access to the south facing balcony with stunning sea views across the green and Galley Hill across the English channel, two radiators, feature fireplace with fitted electric fire, ceiling fan.

Kitchen

12'0" x 8'11" (3.67 x 2.72)

Double glazed windows to rear elevation with sea views, radiator, fitted kitchen with a range of matching wall and base level units with roll edge laminate worktop surfaces, space for free standing fridge freezer, integrated dishwasher, stainless steel bowl and half sink with drainer and mixer tap, cupboard housing gas central heating boiler, plumbing space for washing machine, integrated eye level electric oven, integrated microwave, gas hob with fitted extractor hood above, part tiled walls.

Bedroom One

12'6" x 10'8" (3.82 x 3.26)

Double glazed windows to side elevation with stunning sea views across Galley Hill to the sea, radiator, fitted wardrobe with hanging space and shelving.

Bedroom Two

10'7" x 9'6" (3.25 x 2.90)

Double glazed windows to front elevation with far reaching rooftop views, radiator, two fitted wardrobes with hanging space and shelving.

Bathroom

Obscured double glazed window to front elevation, radiator, white bathroom suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed bath with wall mounted shower control and shower attachment, tiled walls and tiled floor and fitted alcove shelving.

Maintenance And Lease

Remainder 999 year lease, share of freehold, approx. £1200 pa service charge.

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.

Garage

Single garage en-bloc

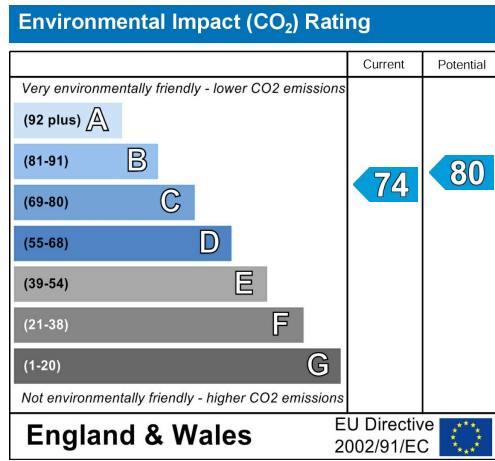
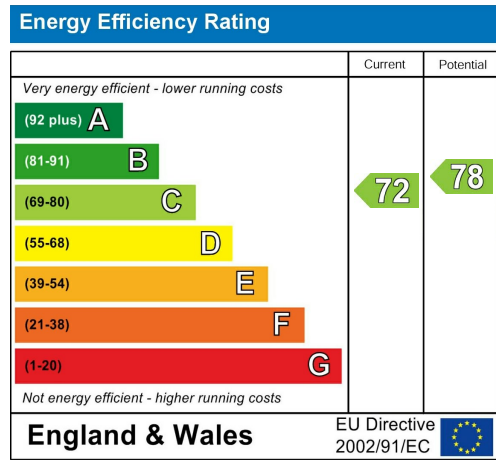




TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

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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