

**RUSH  
WITT &  
WILSON**



**18 Tilford Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PF  
£242,500**

**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented two bedroom top floor seafront flat with stunning south facing sea views. Offering bright and spacious accommodation throughout, the property comprises lounge/diner with access to balcony boasting panoramic sea views from Galley Hill right across to Beachy Head, two double bedrooms, fitted kitchen/breakfast room and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout all with sea views. Externally, the property offers well kept communal gardens, an allocated parking space and additional visitor parking. Ideally situated in this highly desired block on Bexhill's picturesque seafront with easy access to Ravenside Retail Park and local bus stop, viewing comes highly recommended by RWW Bexhill to appreciate this beautiful seafront flat in this sought after location. Offered with a share of the freehold and NO ONWARD CHAIN.**



### **Communal Hallway**

Communal entrance door leading to communal hallway, stairs leading to the second floor.

### **Hallway**

Internal front door leading to hallway, with radiator, large storage cupboard with hanging space and shelving, entry phone system.

### **Kitchen**

10'7" x 10'3" (3.24 x 3.14)

Double glazed window to the side elevation offering stunning sea views across the green to Beachy Head, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric double oven and grill, composite single sink with drainer and mixer tap, plumbing space for washing machine, worktop mounted electric hob with black glass splashback and extractor hood above, integrated under counter fridge, cupboard housing gas central heating boiler.

### **Lounge/Diner**

15'11" x 11'7" (4.86 x 3.54)

Double glazed sliding patio door to the rear elevation giving access to the south facing balcony with stunning sea views across the English Channel, two radiators.

### **Bedroom One**

11'9" x 11'1" (3.60 x 3.40)

Double glazed windows to the rear elevation offering stunning sea views over the green across to the sea, radiator, built in wardrobe with hanging space and shelving, ceiling mounted spotlights.

### **Bedroom Two**

10'8" x 8'3" (3.26 x 2.53)

Double glazed window to the side elevation offering sea views, radiator, ceiling mounted spotlights.

### **Bathroom**

Obscure double glazed window to the side elevation, heated chrome towel rail, white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc with concealed cistern, panelled enclosed P-bath with mixer tap, wall mounted shower controls and shower attachment, part tiled walls.

### **Externals**

### **Communal Gardens**

Well kept communal gardens, allocated parking space and additional visitor parking.

### **Lease And Maintenance**

Share of freehold, 999 year lease from December 2000, maintenance is approximately £1100 p/a which includes water.

### **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 660 SQ.FT. (61.3 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

Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

75 79

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
Lettings & Property Management



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