

Energy Efficiency Rating	
Current	Potential
70	77

  

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



GROUND FLOOR



1PH  
4 Oxshott Court Sutton Place, Bexhill-On-Sea, TN40

# FLOORPLANS

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2 Bedrooms 1 Receptions 1 Bathrooms 785.77 sq ft

Leasehold - Share of Freehold

£259,950

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## PROPERTY DETAILS

Ground Floor Flat With Stunning Sea Views In Multiple Rooms.

Located in the quiet & popular area of Sutton Place, Bexhill-On-Sea, this delightful ground floor flat offers a perfect blend of comfort and stunning coastal views. Spanning an impressive 786 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the sea.

The property has a spacious lounge and diner, which provides an inviting space for relaxation and entertaining. The large windows allow natural light to flood the room, enhancing the already breathtaking views of the sea, which can be enjoyed from the comfort of your own home.

The flat also boasts a well-appointed bathroom as well as an En-Suite Toilet in one of the bedrooms, ensuring convenience for residents and guests alike. Additionally, the property comes with an allocated parking space, a valuable asset in this desirable location, allowing for easy access and peace of mind.

With its prime position and stunning vistas, this purpose-built flat is not just a home; it is a lifestyle choice. Whether you are looking to enjoy leisurely walks along the beach or the vibrant local community, this property offers an exceptional opportunity to embrace coastal living at its finest. Do not miss the chance to make this beautiful flat your new home.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful flat has to offer in person.

Council Tax Band - B



## ROOM DIMENSIONS

Allocated Parking Space To The Front

Ground Floor Flat

Entrance Hallway

Bedroom

10'8" x 9'3" (3.26 x 2.84)

En-Suite W.C / Basin

Bedroom With Built In Storage

12'11" x 12'5" (3.96 x 3.81)

Bathroom / W.C

Cupboard In Hallway

Lounge / Diner

17'2" x 14'9" (5.25 x 4.52)

Kitchen

9'11" x 8'5" (3.03 x 2.57)

Sun Room (South Facing)

Decked Patio Area To The Front

14'9" x 6'9" (4.52 x 2.06 )

## FEATURES

- Two Bedroom Ground Floor Apartment
- Spacious South Facing Lounge-Diner
- Enclosed Sun Room With Stunning Views
- Modern Fitted Bathroom
- Sought After Seafront Location
- Modern & Well Presented Throughout
- Area Of Decked Patio Space
- Allocated Off Rd Parking Space
- Central Heated & Double Glazed
- Call Just Property To Arrange Access

