Abbott & Abbott

Estate Agents, Valuers and Lettings

22 Stokes House Sutherland Avenue, Bexhill-On-Sea, TN39 3QT

£450,000

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OYSTERCATCHER

22 Stokes House Sutherland Avenue

Bexhill-On-Sea, TN39 3QT

£450,000

- Exceptional penthouse apartment with stunning, panoramic views over the town to the sea
- South-facing dining/living room with access to wide, south-facing balcony with glorious views
- Contemporary bathroom
- Gas central heating and uPVC double glazing
- Close to local shops, railway station, and buses
- Two/three bedrooms - one with en suite shower and two with access to west-facing terrace
- Well-equipped kitchen with integrated Bosch appliances
- Garage
- Lift to fifth floor and further flight of stairs to penthouse
- Highly individual and recommended

Abbott and Abbott Estate Agents present for sale a truly exceptional penthouse apartment, providing stunning, panoramic views over the town to the sea, with Beachy Head, the South Downs and Eastbourne in the distance to the west, plus beautifully presented, stylish, and well proportioned accommodation, situated in a highly convenient and much favoured location in the town. Built in the late-1960's by local builders, R A Larkin, the penthouse offers bright and well-planned accommodation, with far-reaching views from most rooms, which includes three bedrooms - one with an en-suite shower room and the two larger bedrooms with access to a west-facing terrace, a contemporary kitchen with Bosch appliances, and a contemporary bathroom. The centrepiece is a lovely, south-facing dining/living room benefitting from glorious views over the town to the sea, with bi-fold doors opening onto a wide south-facing balcony taking full advantage of the views. Outside, there is a wide garage beneath the block. Gas central heating is installed and there are uPVC double glazed windows and exterior doors. The block itself features an entryphone and a lift to the fifth floor, with a further flight of stairs serving just the penthouse.

The property is situated within a few hundred yards of local shops in Collington Avenue, Collington Halt railway station and close to the seafront at West Parade, via a footpath from Terminus Road. Buses stop immediately outside the block and the town centre is less than a mile distant.

This is a fine property, of a type, size and style rarely available. Viewing is highly recommended.

Communal Entrance Hall

Good Size Entrance Hall

Stylish Dining/Living Room 18'11 x 12'5 (5.77m x 3.78m)

South-Facing Balcony 35'8 x 4' (10.87m x 1.22m)

Well Equipped Kitchen 11'6 x 11' (3.51m x 3.35m)

Bedroom One 15' max x 11'8 max (4.57m max x 3.56m max)

En-Suite Shower

L-Shaped Bedroom Two 17'5 max x 14'4 max (5.31m max x 4.37m max)

West-Facing Terrace 16'6 x 7'6 (5.03m x 2.29m)

Bedroom Three/Study 8'1 x 7'4 (2.46m x 2.24m)

Contemporary Bathroom

Wide Garage 16'9 x 12' (5.11m x 3.66m)

Lease: 999 years from 1968

Maintenance for 2025/26: £3641.10

Share of Freehold

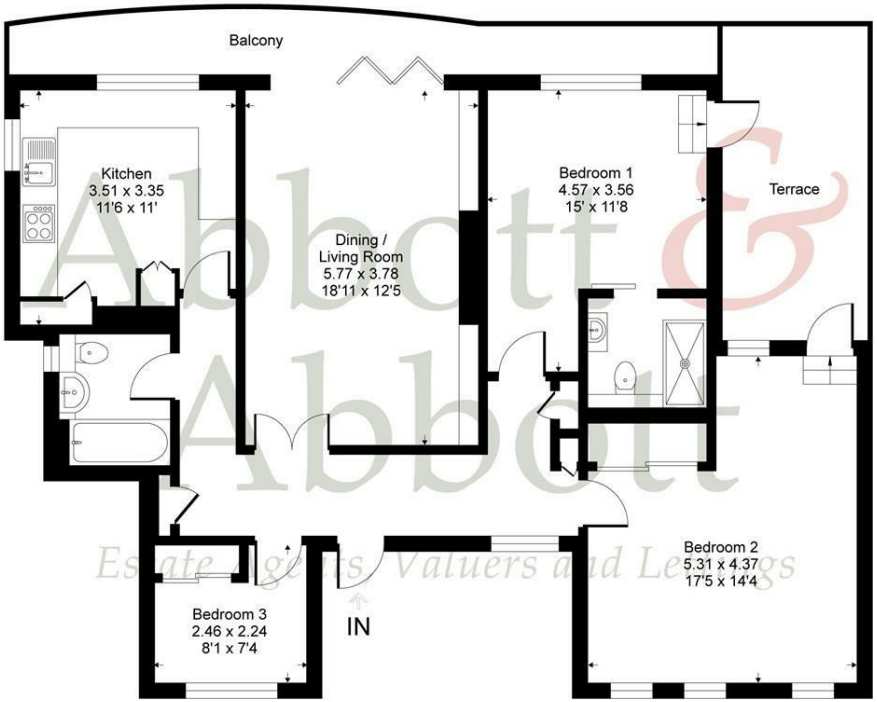
Council Tax Band: C (Rother District Council)

EPC Rating: C

Floor Plans

Sutherland Avenue, TN39

Approximate Gross Internal Area = 99.5 sq m / 1072 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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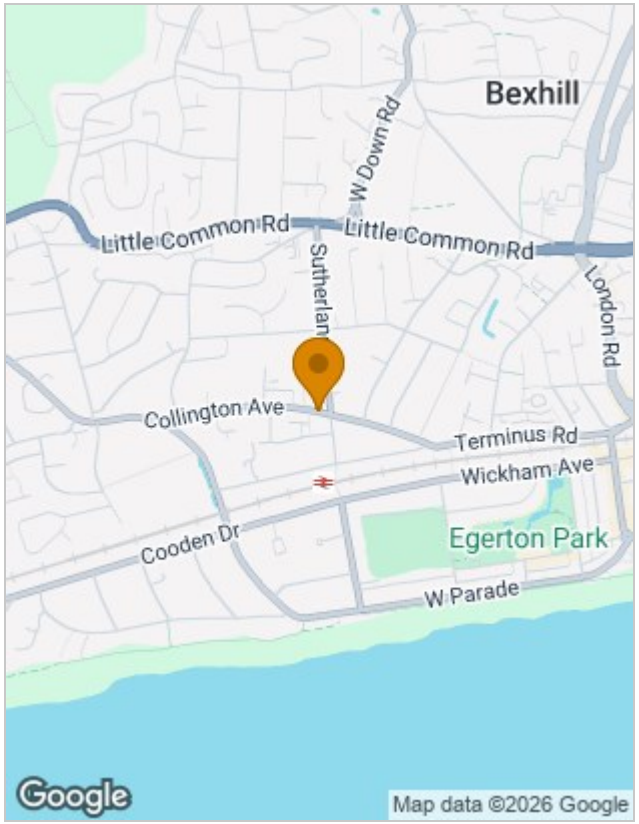
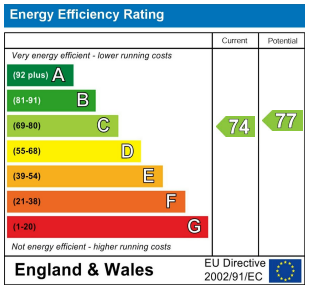
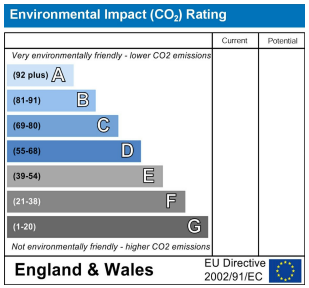
Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk