



15 Ewell Court Sutton Place, Bexhill-on-Sea, TN40 1PA

£235,000







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# 15 Ewell Court Sutton Place

Bexhill-on-Sea, TN40 1PA

- Communal lawns surrounding the block
- Viewing highly recommended
- Gas central heating & double glazed windows
- South-facing lounge with access to south balcony
- Attractive modern kitchen
- Only yards from the beach and Galley Hill
- Contemporary shower room
- Two double bedrooms - both with wardrobes
- Beautifully presented second (top) floor flat with lovely sea views, just off the seafront
- Garage in adjacent block, plus resident's only parking area

Abbott & Abbott Estate Agents offer for sale this bright and beautifully presented second (top) floor flat, situated in a delightful position set just back from the seafront, with lovely, wide sea views from the lounge, south-facing balcony and main bedroom, and only yards from the beach and the open spaces of Galley Hill. Built in the 1970's, the property is approached by well-lit and carpeted communal hallways, entryphone-controlled, and provides well-proportioned accommodation which includes two double bedrooms - each with built-in wardrobe, a good size, south-facing lounge with access onto the balcony, an attractive kitchen and a shower room with a contemporary suite. Outside, the block is surrounded by communal lawns and there is a garage in an adjacent block, plus a residents only parking area. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated towards the eastern end of the seafront, immediately adjacent to Galley Hill and on the route of the local Town Bus. A footpath leading across Galley Hill provides easy access to the Ravenside shopping complex with Tesco and Marks & Spencer. The main town centre shopping streets and the De la Warr Pavilion are just under a mile distant.



## Communal Entrance Hall

### Entrance Hall

**Lounge/Dining Room** 16'8 x 14'1 (5.08m x 4.29m)

**South-Facing Balcony** 13'10 x 3'5 (4.22m x 1.04m)

**Kitchen** 10' x 9' (3.05m x 2.74m)

**Bedroom One** 13'4 x 11'8 (4.06m x 3.56m)

**Bedroom Two** 11'8 x 9'8 (3.56m x 2.95m)

### Shower Room

### Extensive Communal Lawns

### Single Garage No 20

**Lease:** 999 years from August 2004

**Maintenance:** Currently £2450 pa

**Share of Freehold**







**Council Tax Band: B (Rother District Council)**

**EPC Rating: C**

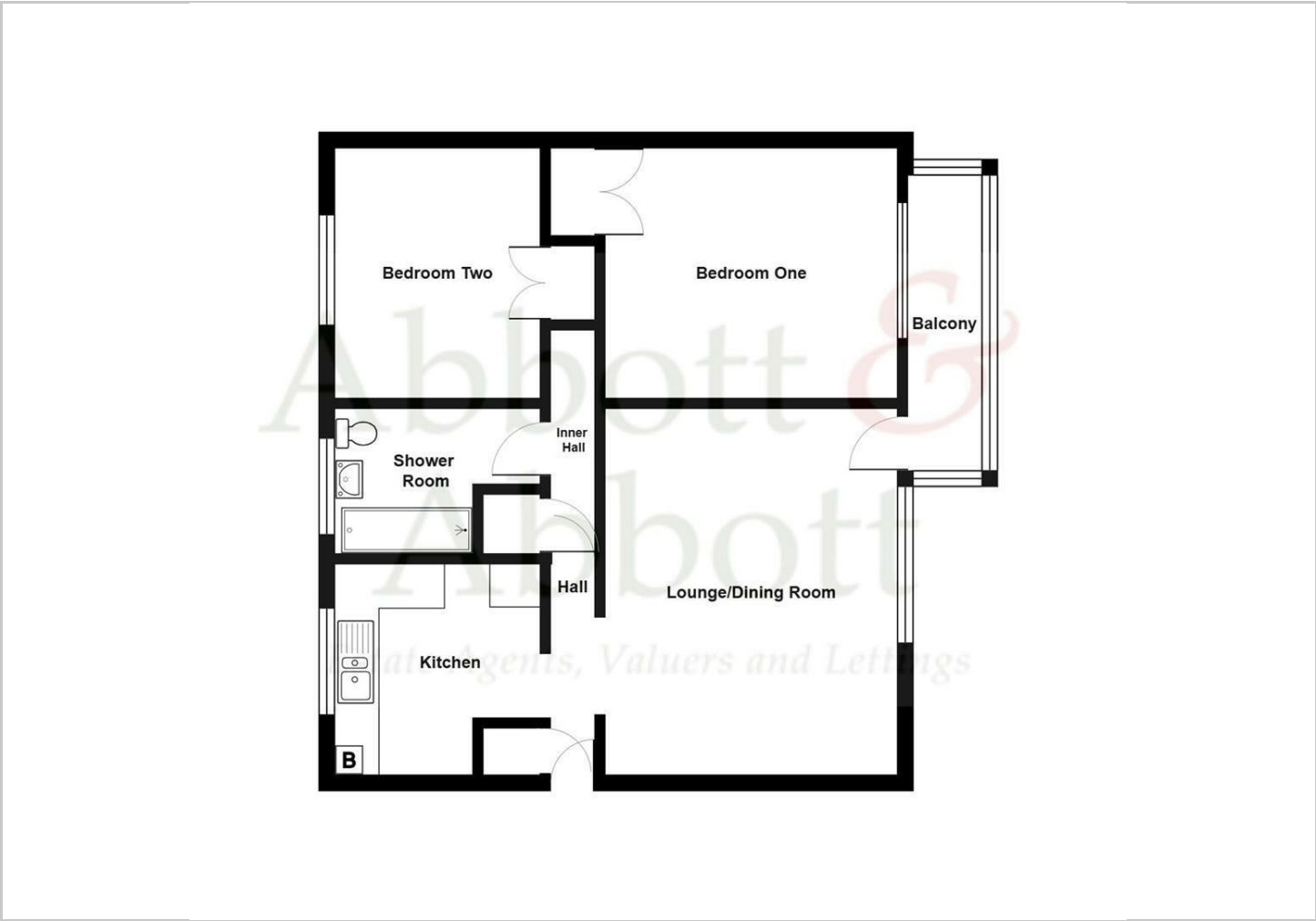








Floor Plans



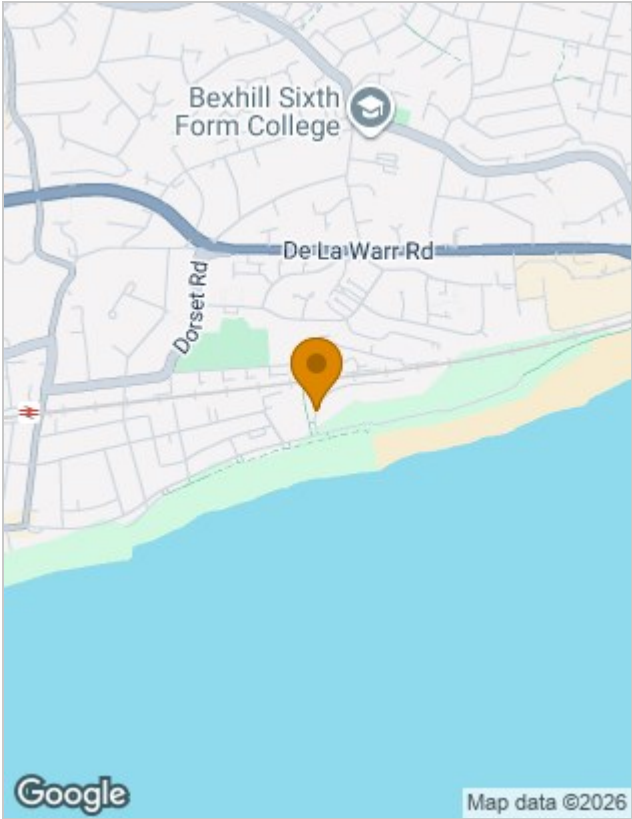
Viewing

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.

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Location Map



Energy Performance Graph

