



1 Stokes House

Sutherland Avenue, Bexhill-on-Sea, TN39 3QT

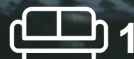
£250,000



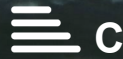
3



1



1



c

1 Stokes House

Abbott and Abbott Estate Agents offer for sale, with no onward chain, an exceptionally spacious hall floor flat, situated in a well-known block in the Collington area, within a few hundred yards of bus stops, local shops in Collington Avenue and Collington Halt railway station.

Built in the 1960's by local builders, R A Larkin, the property offers bright and highly versatile accommodation which includes three double bedrooms, a superb 30' x 12'9" triple aspect lounge/dining room, a modern kitchen with oven and hob and a contemporary shower room. A particular feature is the 38' south-facing terrace - of an excellent size and taking full advantage of the aspect. There is also a garage. The block itself also features step-free access from a garage-level communal door accessing a communal lower hall and lift. Gas central heating is installed and there are uPVC double glazed windows.

The town centre and the seafront at West Parade are both within half a mile, the seafront via a footpath from Terminus Road.

- Exceptionally spacious hall floor flat in well-known and favoured block
- No onward chain
- Within a few hundred yards of buses, railway station and shops
- 30' triple-aspect lounge/dining room
- Three double bedrooms
- Gas central heating & double glazed windows and doors
- 38' south-facing terrace
- Garage
- Modern kitchen

Communal Entrance Hall

Entryphone-controlled, approached by a series of steps, and also with a step-free access leading to a lower hall served by lift. Front door to:

Long Entrance Hall

Built-in linen cupboard, built-in storage cupboard, telephone point, entryphone, radiator.

Utility Room

Formerly a cloakroom and easily reinstated if required. Now with plumbing for washing machine.

Kitchen

13' 0" x 9' 0" (3.96m x 2.74m) Equipped with a modern range of base storage units comprising cupboards, drawers and extensive work surfaces, plus matching wall-mounted storage cupboards, inset sink with mixer tap and drainer, tiled splashbacks, gas hob with extractor hood, electric oven, plumbing for slimline dishwasher, wall cupboard housing Worcester gas-fired combination boiler.

Lounge/Dining Room

30' 2" x 12' 9" max (9'9 min) (9.19m x 3.89m) A superb through room, of an exceptional size and with a triple aspect, with television point, radiators. Sliding double glazed patio door to:

Bedroom One

15' 10" x 12' 0" (4.83m x 3.66m) A good size south-facing room with radiator.

Bedroom Two

15' 10" x 12' 0" (4.83m x 3.66m) Another excellent size south-facing room, also with radiator.

Bedroom Three

13' 2" x 10' 0" (4.01m x 3.05m) Another double room with radiator.

Shower Room

Part-tiled walls and a contemporary suite comprising large corner shower cubicle with plumbed shower unit, vanity unit with inset wash basin with mixer tap and cupboard below, and WC. Ornate heated towel rail.

South-Facing Terrace

Approx 38' 0" long x 7' 10" max (11.58m x 2.39m) A real feature of the property and of an excellent size, taking full advantage of the aspect.

Garage No 4 with electric up & over door

The driveway leading from Sutherland Avenue provides access to the garage which measures approx. 17' 7" x 8' 0" (5.36m x 2.44m)

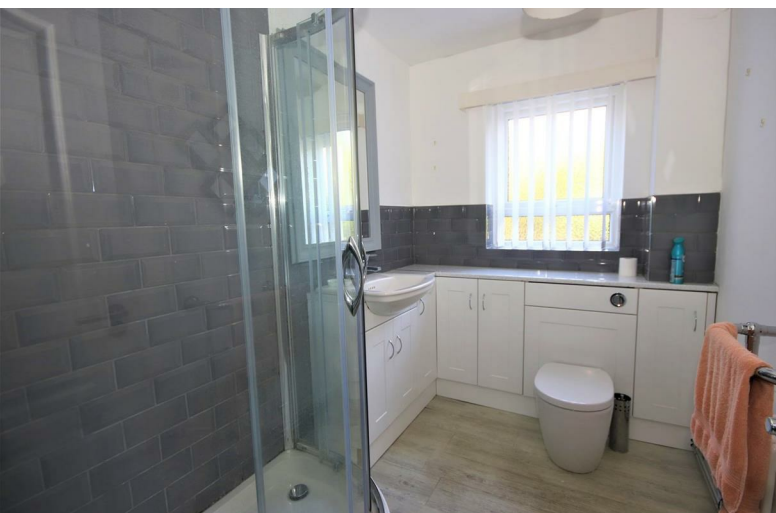
Maintenance: £2,319.93pa + Reserve: £1,245.65pa

Lease: 999 years from 1968

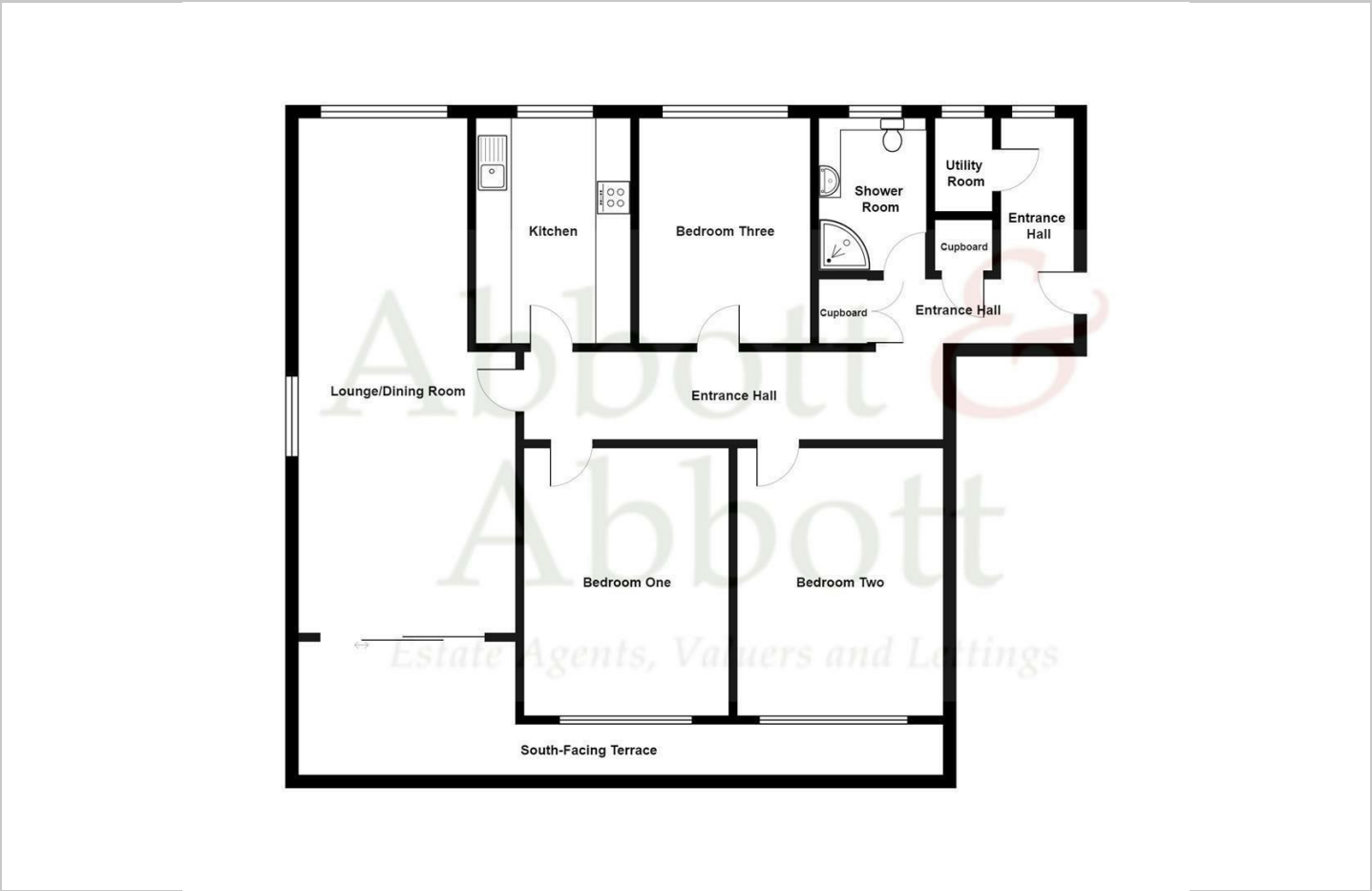
Share of Freehold

The freehold of the block is held by a resident's company in which flat owners have a share.

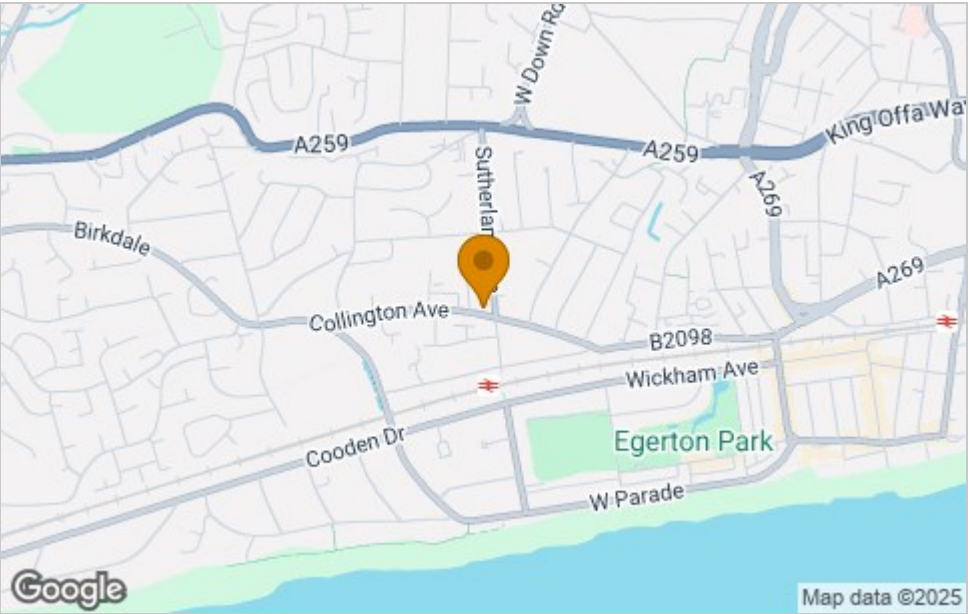




Floor Plan



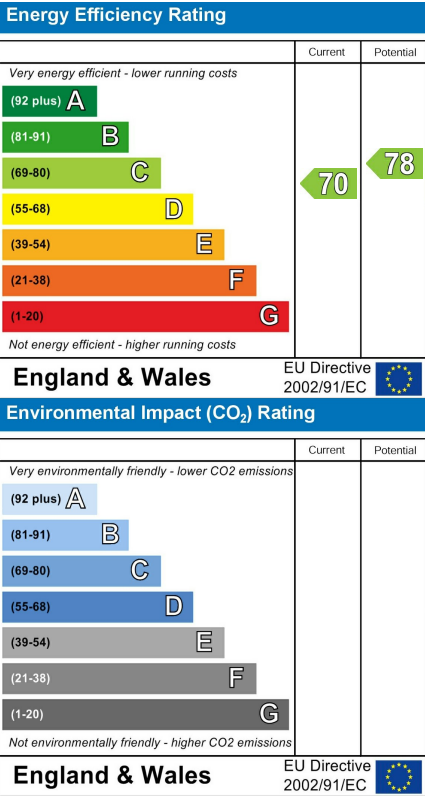
Area Map



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.