

Merton Court, Sutton Place, Bexhill, TN40 1PD

Asking Price £185,000

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Beautifully presented and fully refurbished, this spacious top-floor apartment occupies an enviable position in the highly sought-after Galley Hill area, just moments from the seafront.

Offering stylish, modern accommodation throughout, the property features a generous lounge-diner with direct access to a private balcony, the perfect spot to relax and enjoy the coastal surroundings.

There are two well-proportioned bedrooms, a stunning newly fitted modern kitchen and an immaculate, fully tiled shower room. Finished in neutral décor with quality fitted carpets and floor coverings, the apartment is ready to move straight into.

Further benefits include gas central heating, double glazing, a secure communal entrance with entry phone and video security system, and a communal off-road parking area.

Set within a desirable share of freehold development, this fantastic apartment is offered with No onward chain, making it an ideal purchase for first-time buyers, those looking for a coastal retreat, or investors seeking an attractive opportunity.

Spacious, stylish and superbly located, this is coastal living at its best! Early viewing is highly recommended.

























Living Room
18'11" x 11'5" (5.77m x 3.48m)

Kitchen
11'6" x 8'10" (3.51m x 2.69m)

Bedroom One
12'4" x 9'3" (3.76m x 2.82m)

Bedroom Two
12'4" x 8'4" (3.76m x 2.54m)

Shower Room
6'11" x 5'8" (2.11m x 1.73m)

Balcony

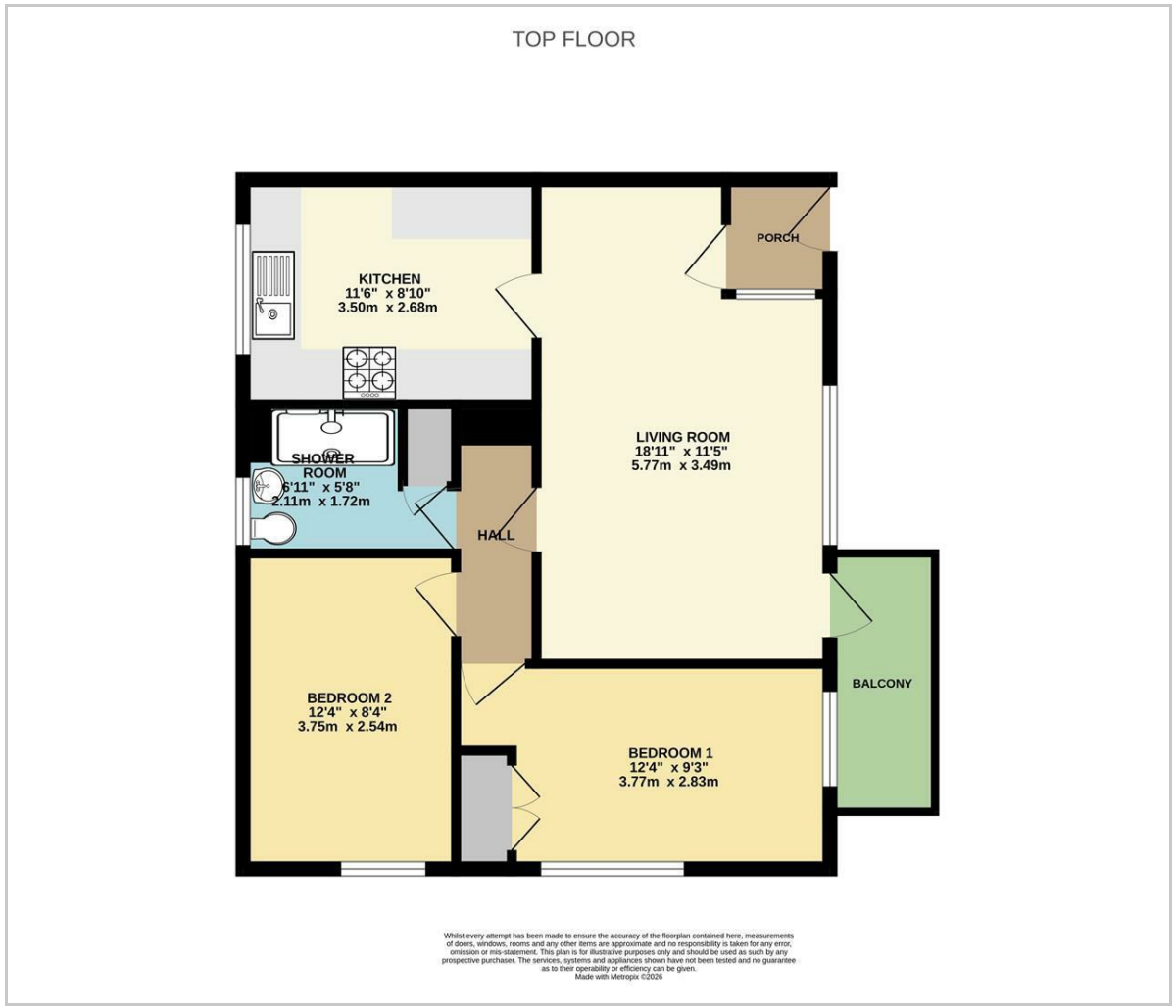
Council Tax Band B - £2,100.74 Per Annum

Lease Information
Lease: This property is offered as share of freehold and there is a 999 year lease, which was granted on 25th December 1967

We have been advised that there is no annual ground rent.

The service charge is approximately £2,313 Per annum, advised from the last service charge statement for the 1st half of the year of 2026. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

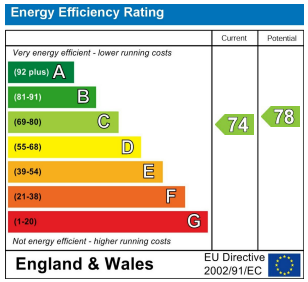
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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.

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