



**Sutton Place  
Bexhill-On-Sea, TN40 1PB**

**Offers in excess of £240,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Sutton Place, Bexhill-On-Sea, TN40 1PB

Welcome to this beautifully presented two-bedroom first-floor flat located in the desirable Sutton Place, Bexhill-On-Sea. Recently renovated, this property boasts a modern fitted white kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The flat features new flooring throughout, enhancing its contemporary feel.

The spacious reception room offers a delightful space to relax and unwind, while the two well-proportioned bedrooms provide comfortable accommodation. One of the standout features of this property is the modern shower room, which is both sleek and practical. From the flat, you can enjoy direct sea views, adding a touch of tranquillity to your daily life.

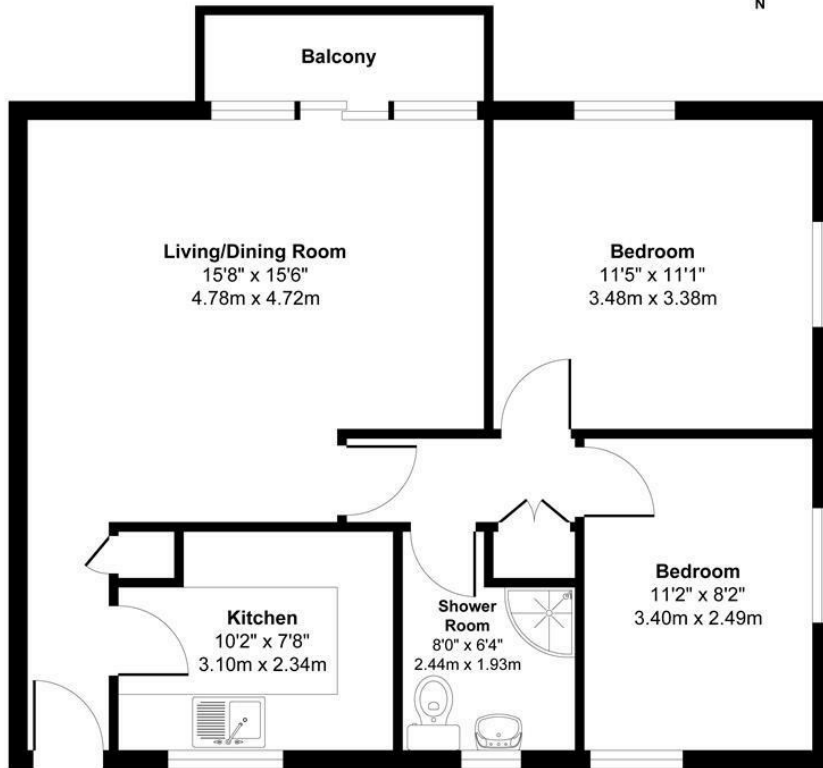
Conveniently situated within walking distance to the town centre, this flat is also close to the train station and Ravenside Retail Park, making it ideal for those who appreciate easy access to local amenities and transport links.

With no onward chain, this property is ready for you to move in and make it your own. Please note that sub-lettings are not permitted, ensuring a peaceful living environment. This flat is a perfect opportunity for first-time buyers or those looking to downsize, offering a blend of modern living and coastal charm. Don't miss the chance to view this exceptional property.

- EPC RATING C
- TWO BEDROOMS
- VERY WELL PRESENTED THROUGHOUT WITH MODERN KITCHEN AND BATHROOM FITTINGS
- PRIVATE BALCONY
- FIRST FLOOR FLAT
- NO ONWARD CHAIN
- TAX BAND B
- 634 SQ FT
- 999 YR LEASE FROM 1967 WITH A SHARE OF THE FREEHOLD
- ANNUAL SERVICE CHARGE CURRENTLY APPROX £2100 WITH NO ANNUAL GROUND RENT

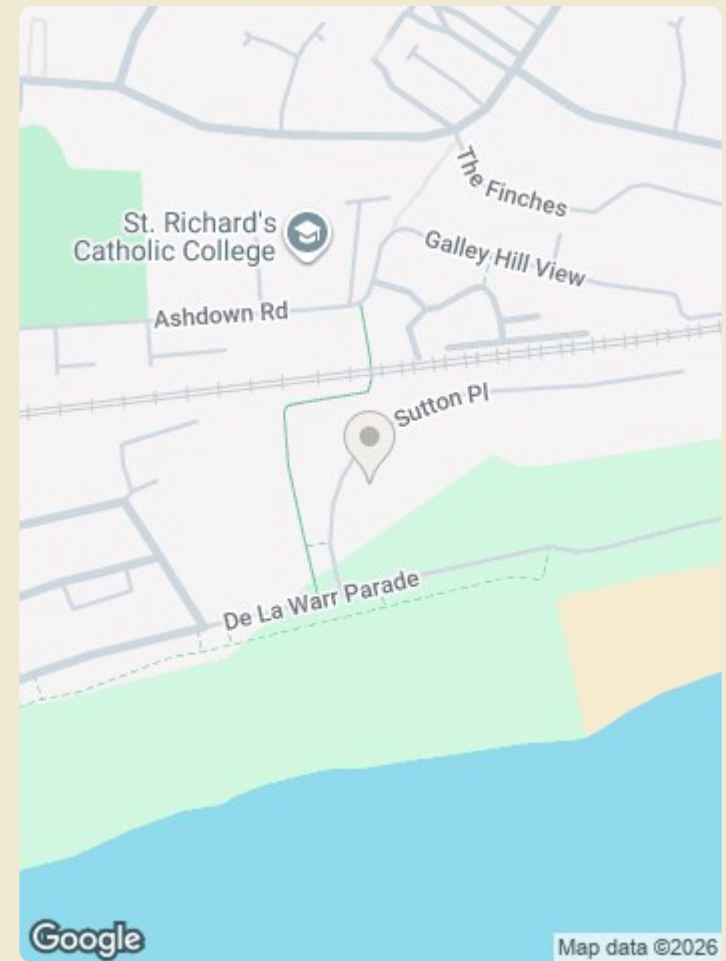


Epsom Court  
 Approximate Gross Internal Floor Area  
 634 sq. ft / 58.90 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

