

RUSH
WITT &
WILSON



20 Oxshott Court Sutton Place, Bexhill-On-Sea, East Sussex TN40 1PH
£215,000

A beautifully presented two bedroom, second floor seafront flat with stunning sea views, beautiful south facing sun balcony, gas central heating system, double glazed windows and doors, modern kitchen and bathroom suite, share of freehold, garage, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents.



Communal Entrance Hallway

With entry phone system, stairs to second floor.

Private Entrance Hallway

With single radiator, built in storage cupboard, large built in linen cupboard.

Living Room

17'10 x 14'9 (5.44m x 4.50m)

Two double radiators, patio doors lead out onto a southerly facing sun balcony with stunning sea views.

Kitchen

9'8 x 8'5 (2.95m x 2.57m)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, single radiator, grey wood laminate flooring, integrated oven and grill with gas hob, tiled splash backs.

Bedroom One

14'7 x 12'6 (4.45m x 3.81m)

Window to front southerly elevation with sea views, single radiator, built in wardrobe cupboard.

Bedroom Two

10'8 x 9'6 (3.25m x 2.90m)

Window to rear elevation, single radiator, built in wardrobe cupboards.

Bathroom

Modern suite comprising inset wash hand basin with vanity unit beneath, double radiator, wc with low level flush, panelled bath with chrome shower controls and chrome shower hand shower attachment with fixing, obscure glass window overlooks the rear elevation, partly tiled walls.

Outside**Communal Gardens**

Mainly laid to lawn.

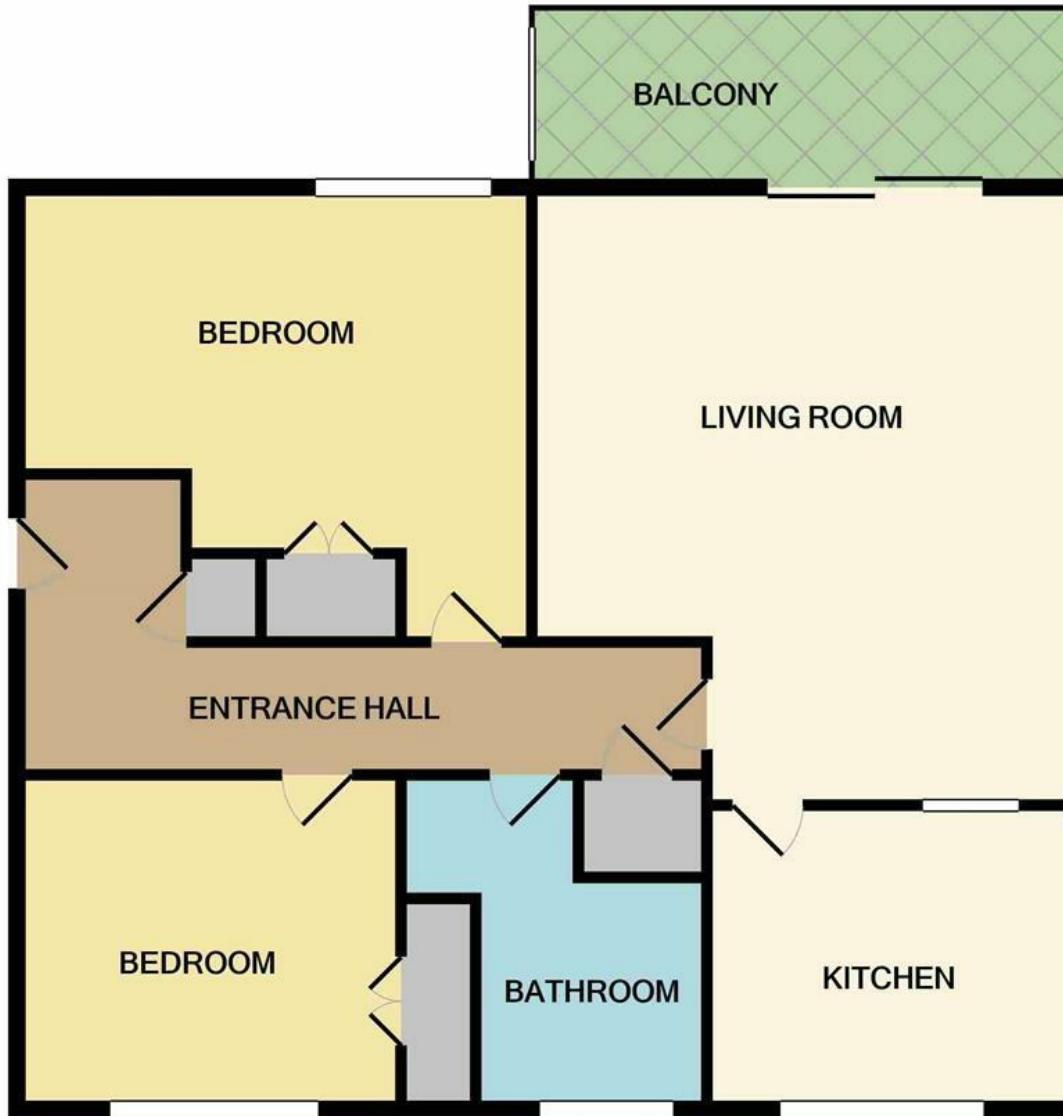
Lease And Maintenance

We have been verbally advised that the property benefits from a share of the freehold and that the property is held on a remainder of 999 year lease. We have also been advised that the maintenance is approx. £1500 per annum

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. Personal interest declare.

Agents Note

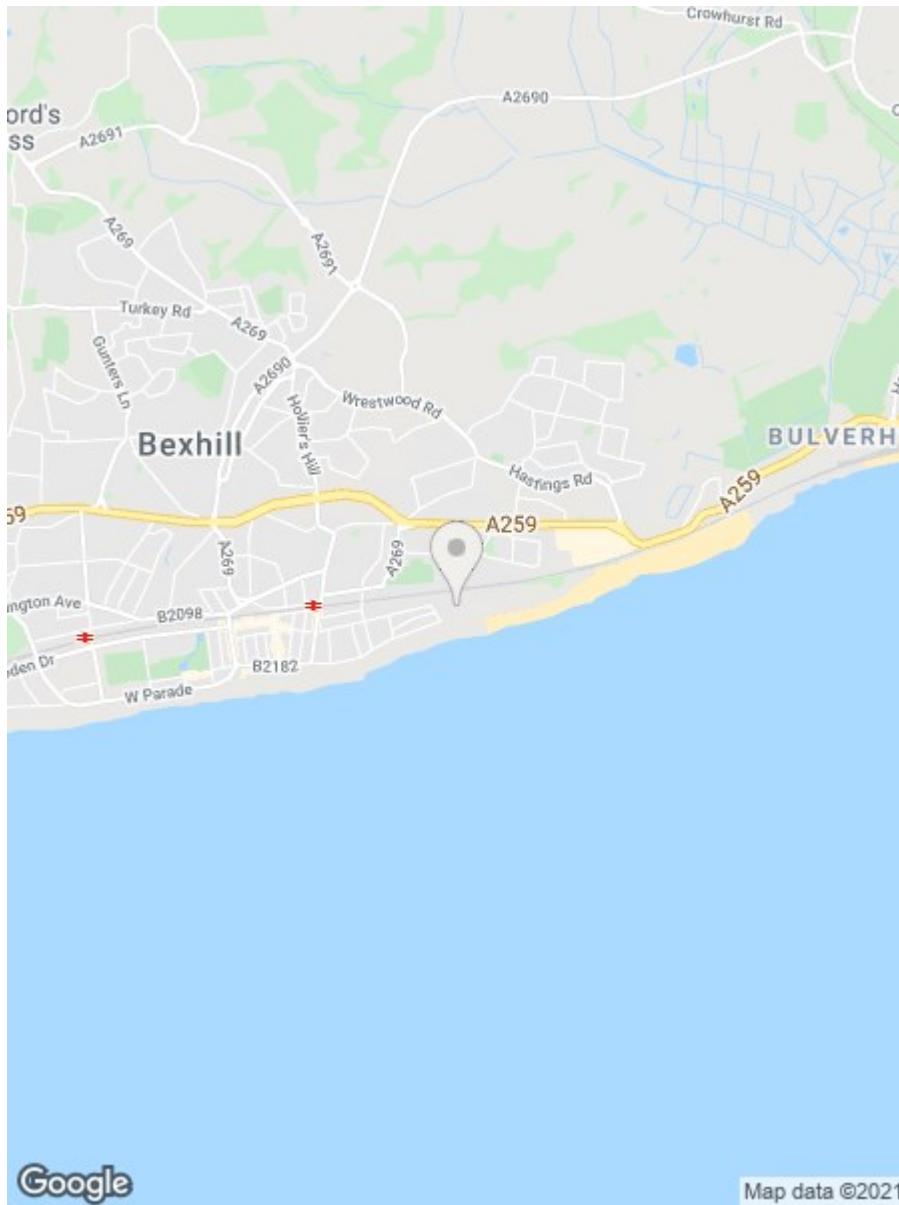




TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	