



**BURGESS & CO.**  
01424 222255

6 Braemar Court, Eridge Close, Bexhill-On-Sea, TN39 3QY

Offers Over  
£220,000 Leasehold



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**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are pleased to offer for sale this well presented and spacious two bedroom second floor flat, forming part of this popular purpose built block. Situated in the sought after area of Collington being within close proximity to amenities in Collington Mansions with Tesco Express, Collington surgery, Collington train station, as well as Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprising an entrance hall, a living room with access to a private balcony, a modern fitted kitchen, two double bedrooms, a bathroom and a separate w.c. Further benefits include gas central heating, double glazing and to the outside there are well maintained communal gardens and access to a garage located in a nearby block. Viewing is highly recommended.

**Communal Entrance Hall**

With entry-phone system, stairs to

**Second Floor**

With private front door to

**Entrance Hall**

With entry-phone system, built-in cupboard, hatch to loft.

**Living Room**

18'5 x 11'1

With radiator, double glazed bay window with French doors opening to private balcony.

**Kitchen**

15'1 x 8'8

Comprising matching range of wall & base units, worksurfaces, tiled splashback, inset sink unit, dishwasher, space for cooker with extractor hood over, space for washing machine & standing fridge/freezer, space for table & chairs, double glazed window to the front & side.

**Bedroom One**

13'7 x 10'9

With radiator, built-in wardrobes, double glazed window to the rear.

**Bedroom Two**

10'7 x 8'9

With radiator, built-in wardrobes, double glazed window to the rear.

**Bathroom**

5'7 x 5'4

Comprising panelled bath with shower over & screen, vanity unit with inset wash hand basin, tiled walls & floor, double glazed frosted window to the side.

**Separate W.C**

Comprising low level w.c, vanity unit with inset wash hand basin, tiled walls, double glazed frosted window to the side.

**Outside**

There are well maintained communal gardens.

**Garage**

Located in a nearby block with up & over door.

**NB**

There is the remainder of a 999 year Lease from 29 September 1969. We have been advised that the service charge is approximately £2,000 per annum to include gardening, communal cleaning, window cleaning, building insurance, and reserve fund contribution. Council tax band: B

