



BURGESS & CO.  
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7A Collington Avenue, Bexhill-On-Sea, TN39 3PX

£325,000 Leasehold





Burgess & Co are delighted to present to the market this bright and spacious three bedroom upper maisonette, situated in the desirable area of Collington. Ideally located within close proximity to local amenities and a short walk to Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront with the iconic De La Warr Pavilion. The property has been newly decorated and the accommodation comprises a large landing, a 14'7 living room, newly fitted kitchen, newly fitted bathroom, a small study room, three double bedrooms one with an en-suite shower room. Further benefits include some original features, gas central heating and double glazed windows throughout. To the outside, there is a private and enclosed rear garden with a gate giving access to Terminus Avenue. Viewing is recommended to fully appreciate all that this property has to offer.

Communal Front Door

Private front door with stairs leading to

First Floor Entrance Hall

With radiator, seating area, walk-in wardrobe area, double glazed window to the side.

Living Room

14'7 x 12'3  
With radiator, feature fire, double glazed window to the rear.

Kitchen

11'3 x 10'5  
Comprising matching range of wall & base units, worksurface, inset sink unit, inset electric hob with extractor hood over, fitted oven, integrated fridge/freezer & washing machine, feature fire, radiator, space for dining table, double glazed window to the rear.

Bedroom One

14'9 x 14'5  
With radiator, built-in wardrobes, double glazed bay window to the front. Door to

Study/Dressing Room

With radiator, double glazed window to the front.

Family Bathroom

Comprising bath with shower over, low level w.c, vanity unit with

inset wash hand basin, heated towel radiator, wall mounted Logic boiler, two double glazed frosted windows to the side.

Second Floor Landing

With radiator, storage cupboard, double glazed window to the side.

Bedroom Two

11'5 x 9'10  
With radiator, double glazed window to the front.

Bedroom Three

11'9 x 8'6  
With radiator, double glazed window to the rear.

Shower Room

Comprising tiled shower cubicle, extractor fan, double doors to low level w.c, vanity unit with inset wash hand basin, access to eaves storage.

Outside

There is a private enclosed garden which is accessed via the road behind.

NB

There is a 999 year Lease from 29th September 1964. We are advised that the maintenance is 50% contribution on an as & when basis, the ground rent is £50 per year and the insurance is approximately £250 per annum.  
Council tax band: B

