

**RUSH  
WITT &  
WILSON**



**Flat 5 Argyll Court Eridge Close, Bexhill-On-Sea, East Sussex TN39 3QX  
£225,000**

**An opportunity to acquire this exceptionally well presented two bedroom top floor flat, ideally located in the sought after area of Collington. Presented to an exceptional standard throughout and offering bright and spacious accommodation the property comprises bay fronted lounge/diner with access to south facing balcony, two double bedrooms with built in wardrobes, modern fitted kitchen/breakfast room with built in appliances and modern fitted shower room. Other internal benefits include gas central heating to radiators, double glazed windows and access to private loft space. Externally the property offers well maintained communal gardens and a single garage en-bloc. Conveniently situated in the highly desired location of Collington with easy access to Collington train station, local amenities, Bexhill Downs and still only a short walk to Bexhill Town Centre and Beach. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning flat in this popular location. Also offered with a SHARE OF FREEHOLD.**



### **Communal Entrance Hallway**

Communal entrance door with entry phone system leading to communal hallway, flat is located on the second floor.

### **Private Entrance Hall**

Internal front door leading to private hallway, comprising radiator, large storage cupboard with hanging space and shelving, engineered oak flooring, access to loft space, recessed ceiling spotlights.

### **Lounge/Diner**

18'9" x 11'1" (5.74 x 3.38)

Double glazed bay window with French doors to the front elevation giving access onto the south facing balcony, engineered oak flooring, radiator.

### **Kitchen/Breakfast Room**

15'2" x 7'7" (4.63 x 2.33)

Double aspect, double glazed windows to the front and side elevations with far reaching rooftop and treetop views across Bexhill, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, stainless steel single sink with drainer, mixer tap and filtered water tap, integrated under counter freezer, integrated under counter fridge, integrated washing machine, space for slimline dishwasher, integrated electric oven, worktop mounted gas hob with fitted extractor hood above, breakfast bar, built in cupboard housing the gas central heating boiler, part tiled walls, recessed ceiling spotlights, engineered oak flooring.

### **Bedroom One**

13'11" x 10'11" (4.25 x 3.34)

Double glazed window to the rear elevation, radiator, built in wardrobe with hanging space and shelving, engineered oak flooring.

### **Bedroom Two**

10'4" x 8'11" (3.17 x 2.72)

Double aspect, double glazed windows to the rear and side elevations with far reaching views across rooftops and treetops of Bexhill, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above, additional fitted storage cupboard with fitted shelving and storage cupboard above, engineered oak flooring.

### **Shower Room**

Obscured double glazed windows to the side elevation, heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage drawer beneath, large walk in shower cubicle with wall mounted electric power shower, shower attachment and rain effect showerhead, part tiled walls, tiled floor, recessed ceiling spotlights.

### **Communal Gardens**

Well kept communal gardens. Communal cloths dryers.

### **Single Garage En-Bloc**

### **Lease And Maintenance**

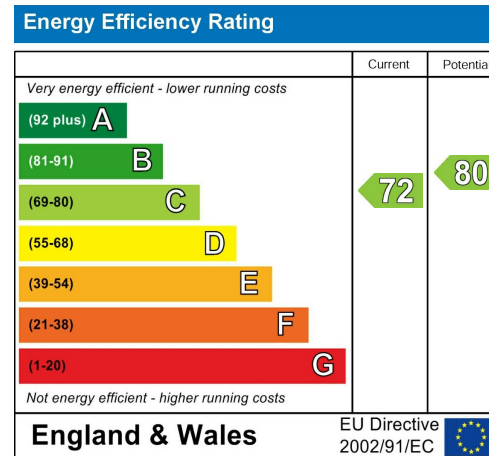
Share of freehold, with a 900+ year lease. Service charge approximately £1000 p/a.

### **Agents Note**

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.







**Residential Estate Agents**  
Lettings & Property Management



**3 Devonshire Road**  
**Bexhill-on-Sea**  
**East Sussex**  
**TN40 1AH**  
**Tel: 01424 225588**  
**bexhill@rushwittwilson.co.uk**  
**www.rushwittwilson.co.uk**