

**RUSH  
WITT &  
WILSON**



**26 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3GG  
£210,000 Leasehold**

**Stunning top floor two bedroom apartment situated in this highly convenient and sought after location of Collington, Bexhill and within very close proximity of Collington train station offering direct links to London, Victoria and Bexhill town centre with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises of a stunning kitchen/living/dining area, two double bedrooms and a modern family bathroom suite. Other internal benefits include gas central heating and double glazed windows and doors. Externally the property boasts an allocated parking space, viewing comes highly recommended by Rush Witt & Wilson, Bexhill.**



**Communal Entrance Hallway**

Entryphone system, stairs rising to the top floor.

**Private Entrance Hallway**

Entrance door, entryphone system.

**Inner Porch**

Suitable for coats and shoes.

**Entrance Hallway**

Velux window to the front elevation, eaves storage, radiator.

**Kitchen/Living/Dining Area**

16'10 x 15'3 (5.13m x 4.65m)

Double glazed windows to the front southerly elevation with distant sea views, two velux windows to the side, two radiators, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob and extractor canopy above, integrated dishwasher, integrated fridge and freezer.

**Bedroom One**

14' x 11'6 (4.27m x 3.51m)

Double glazed window to the rear elevation overlooking stunning greenery, radiator, built-in wardrobe cupboards.

**Bedroom Two**

11' x 8'4 (3.35m x 2.54m)

Velux window to the rear elevation and radiator, eaves storage space available, fitted bedroom furniture comprising drawers and shelving.

**Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls with hand shower attachment and additional rain effect showerhead, heated towel rail, tiled walls, velux window to the side elevation.

**Outside****Allocated Parking Space****Lease & Maintenance**

Lease 122 years remaining, service charge TBA

**Agents Note****Council Tax Band - C**

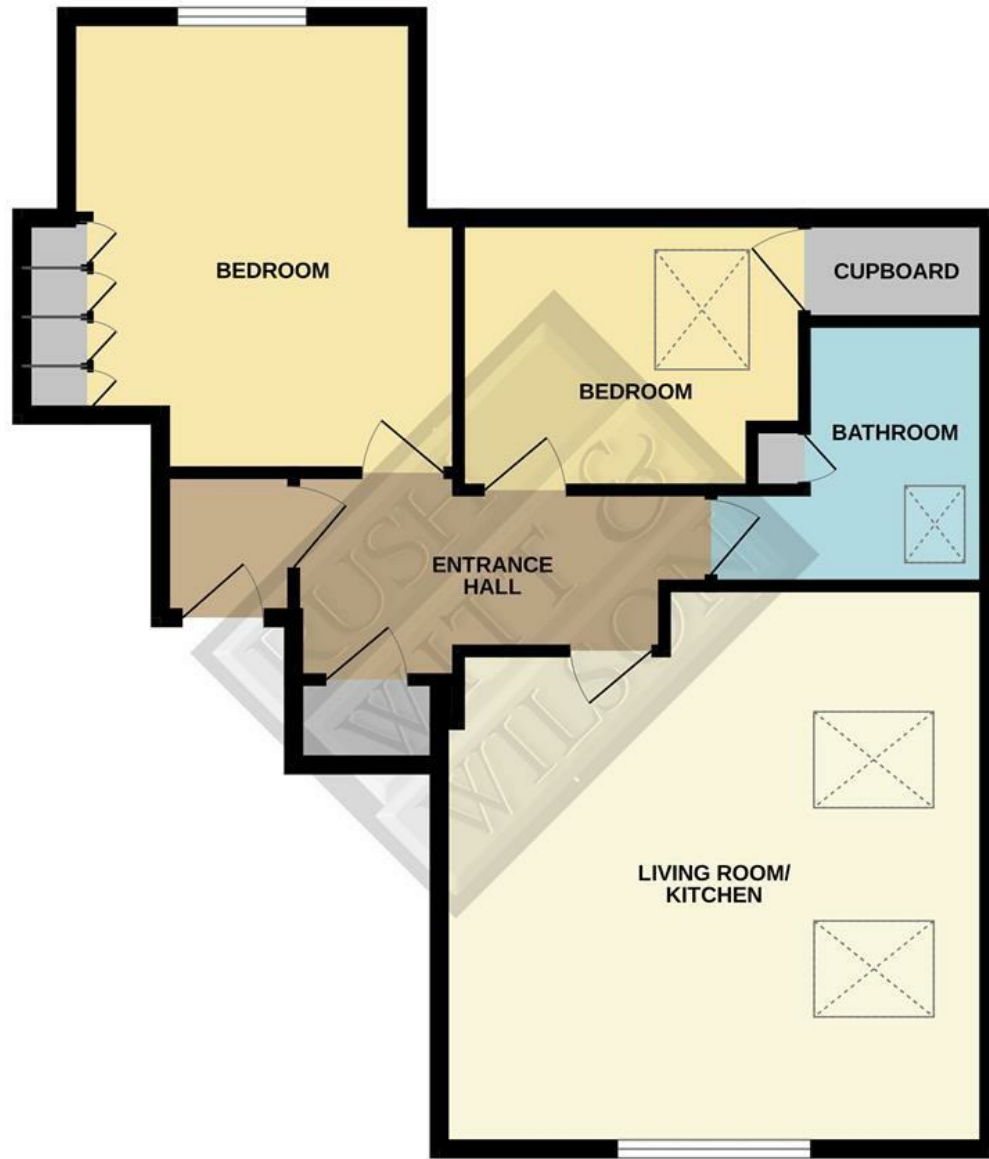
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:**

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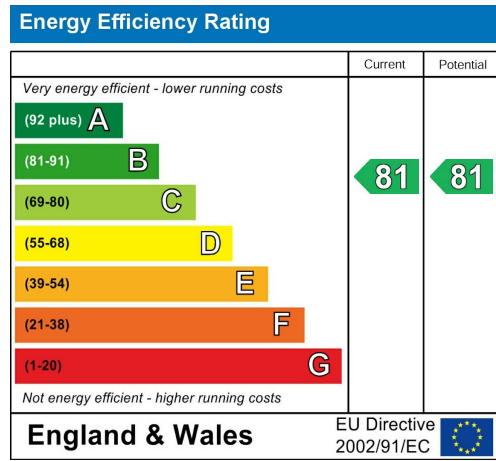
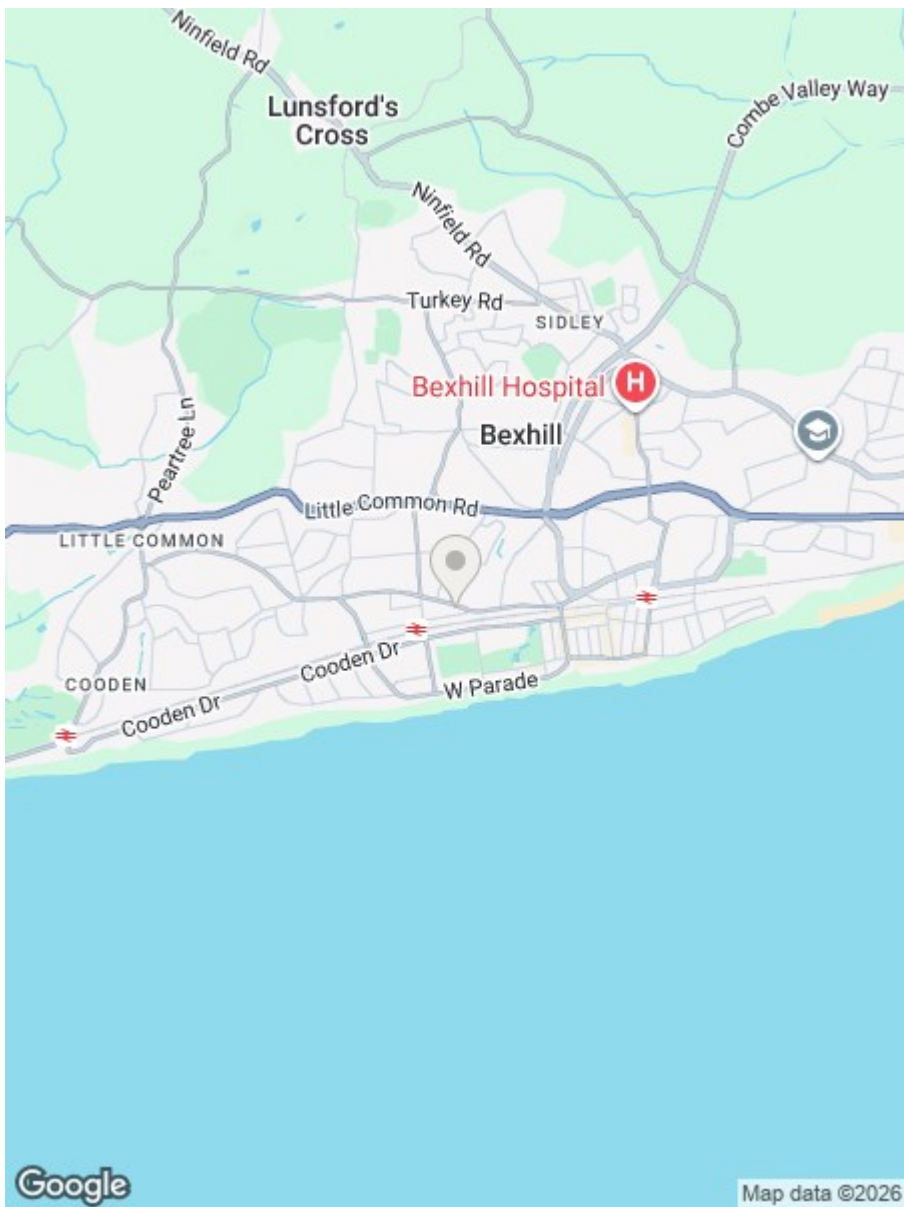
2ND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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