

**RUSH
WITT &
WILSON**



**5a Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3PX
£269,000**

A spacious three bedroom maisonette with gas central heating system, double glazed windows and doors, study, modern kitchen and bathroom. Conveniently situated within easy reach of Bexhill Town Centre with its excellent range of shopping facilities, mainline railway station to London and services, share of freehold. The ground floor flat is also available with garage and gardens by separate negotiation.



Communal Entrance Lobby**Communal Entrance Hallway**

With private entrance hallway with stairs to the first floor.

Entrance Hallway

Double radiator, electric meters cupboard.

Living Room

15'2 x 14'3 (4.62m x 4.34m)

Bay window overlooks the front elevation, brick fireplace, double radiator.

Study

9' x 4'4 (2.74m x 1.32m)

Window to the front elevation.

Kitchen/Breakfast Room

11'2 x 10'3 (3.40m x 3.12m)

Window to the rear southerly elevation, double radiator. Fitted kitchen comprising range of base and wall units with handle-less high gloss finish doors. Single drainer sink unit with mixer tap, plumbing for washing machine, space for cooker and gas point, space for fridge/freezer and plumbing for washing machine. Wall mounted gas central heating and domestic hot water boiler.

Bedroom One

14'10 x 12'4 (4.52m x 3.76m)

Window to rear elevation, double radiator, fitted wardrobe cupboard.

Bathroom

Suite comprising panelled bath, chrome shower controls, chrome shower head, tiled splashbacks, w.c. with low level flush, pedestal wash hand basin with tiled splashback, double radiator, obscure glass windows overlook the side elevation

SECOND FLOOR LANDING

Window to the side elevation with sea views.

Bedroom Two

16'6 x 9'8 (5.03m x 2.95m)

Window to rear elevation, double radiator, built-in wardrobe cupboard.

Bedroom Three

12'2 x 8'7 (3.71m x 2.62m)

Window to front elevation, double radiator.

Maintenance Details

We have been advised by the vendor that this flat comes with Share of Freehold, a new 999 year Lease will be issued prior to completion. The maintenance costs are a 50/50 split.

Agents Details

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. *Please be advised that this property is currently being monitored for minor subsidence. Details are available on application*







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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**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**