

**RUSH  
WITT &  
WILSON**



**6, The Croft Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QU  
Guide Price £235,000 Share of Freehold**

**A bright, spacious and an extremely well presented, two bedroom first floor apartment. First floor access either by two shallow staircases and/or lift. Situated in this highly convenient location of Collington and with a very short walking distance to Bexhill town centre with its wide range of amenities. Collington train station is a five minute walk away which offers direct links to London Victoria, Brighton and Ashford International. Internally the property comprises a large living room, two double bedrooms, modern fitted kitchen and modern shower room suite. Other benefits include electric heating system and double glazed windows and doors throughout. Externally the property boasts stunning communal gardens to enjoy and a garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.**



### **Communal Hallway**

With stairs and lift to the first floor.

### **Entrance Hallway**

Via an obscure glass panelled entrance door with window to the hall enabling borrowed light, electric radiator.

### **Living Room**

16'4 x 12'7 (4.98m x 3.84m)

Electric radiator, double glazed full height windows and door overlooking the beautiful communal gardens and giving access onto the balcony.

### **Kitchen**

14'3 x 9'8 (4.34m x 2.95m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, integrated electric oven and microwave, four ring electric hob and extractor canopy above, one and a half bowl sink with drainer and mixer tap, space for free standing fridge and freezer, space and plumbing for dishwasher, tiled splashbacks, double glazed window to the front elevation overlooking the beautiful communal gardens.

### **Bedroom One**

18'8 x 12'6 (5.69m x 3.81m)

Double glazed window to the front elevation overlooking the communal gardens, copious built-in wardrobe cupboards with hanging space and shelving.

### **Bedroom Two**

14'9 x 9'10 (4.50m x 3.00m)

Double glazed window overlooking the communal gardens, electric radiator.

### **Shower Room**

Modern suite comprising wc with low level flush, vanity unit with shaver point, lit-mirror, wash hand basin and mixer tap, power shower cubicle with chrome wall mounted shower controls, shower attachment and shower head, heated towel rail, obscured double glazed window to the front elevation.

### **Sun Balcony**

The balcony is the width of the entire flat, approx. 50ft and overlooks the beautifully established and mature communal gardens, mains water tap.

### **Outside**

### **Garage En-Bloc**

#### **Communal Gardens**

A particular feature with stunning foliage, trees, shrubs and plants of various kinds, mainly laid to lawn, additional parking is to be found in the grounds as well as access to the garage, there is a pathway with gated access directly to the bus stop on Collington Avenue.

#### **Lease & Maintenance**

Share of Freehold with 941 Years remaining on the lease. Maintenance £180 per month.

#### **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.

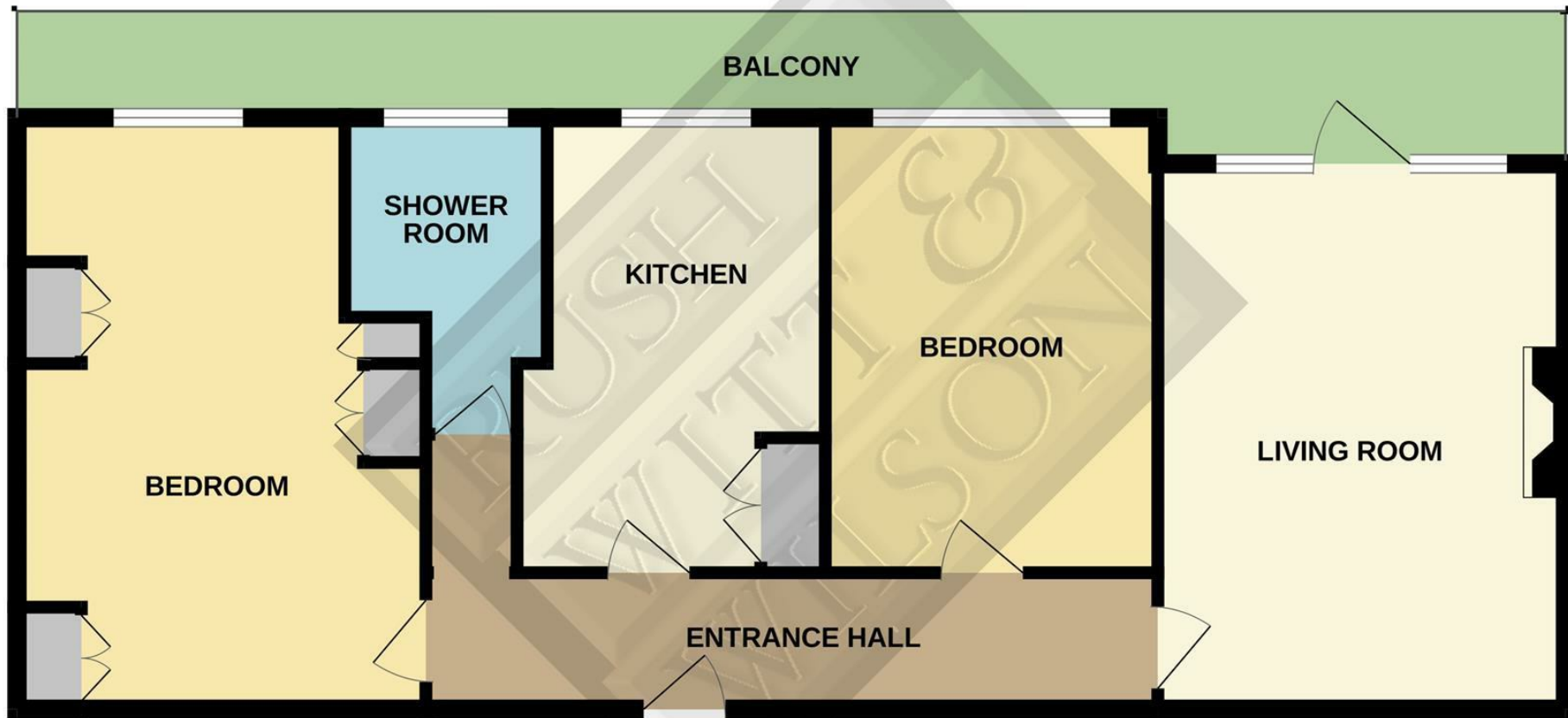
Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



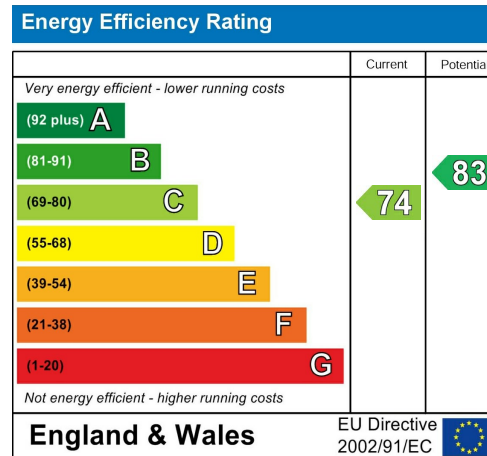
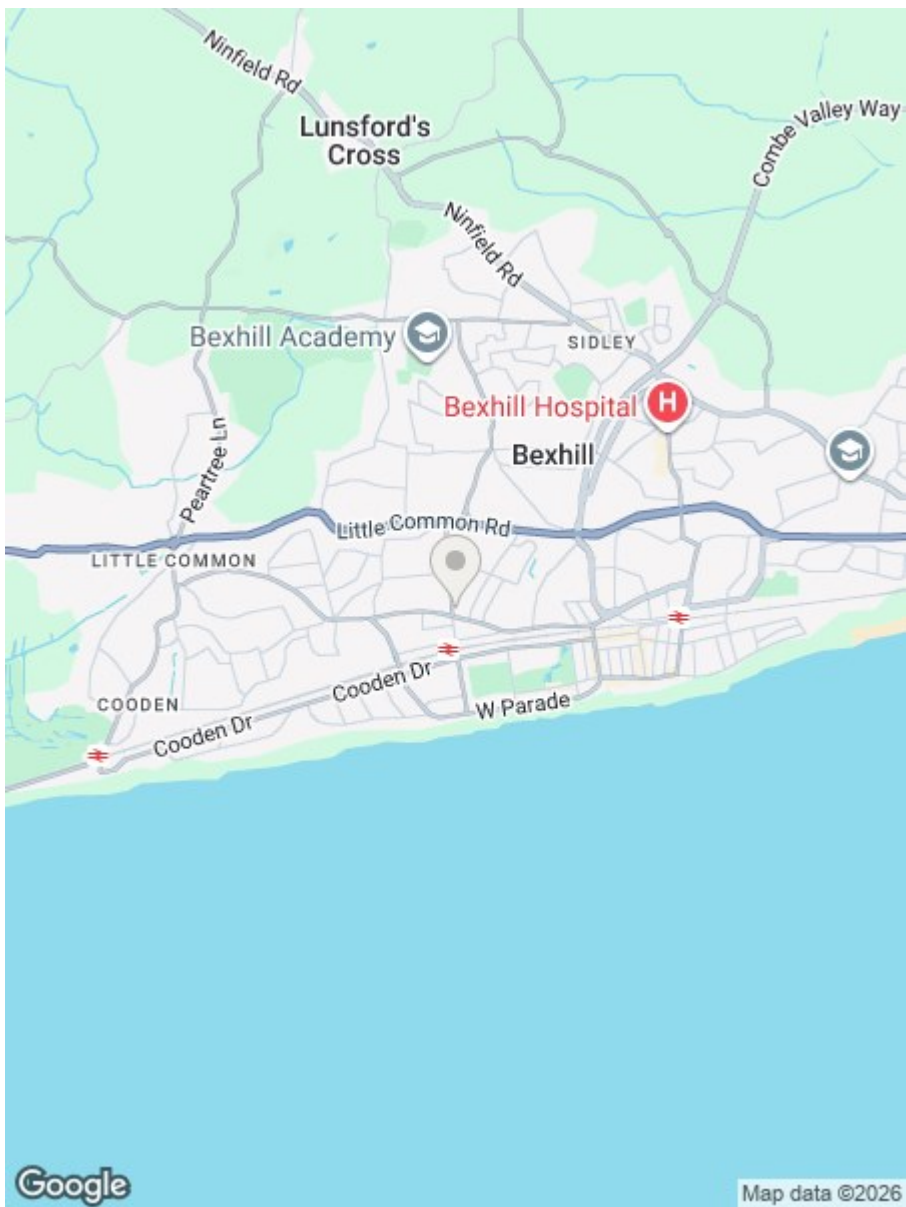
1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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