

**RUSH
WITT &
WILSON**



**5 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3PX
£299,500**

A beautifully presented refurbished two bedroom ground floor flat with private gardens and garage, gas central heating system, double glazed windows and doors, modern kitchen and bathroom suite and presented to an excellent standard by the current owners. The property is sold with Share Of Freehold and a new 999 year Lease will be issued.



Communal Entrance Hallway

With entrance door.

Private Entrance Hallway

Single radiator, understairs storage cupboard.

Living Room

15'1 x 12'3 (4.60m x 3.73m)

Window overlooks the rear southerly elevation with door to garden, double radiator.

Kitchen/Breakfast Room

11'4 x 9'7 (3.45m x 2.92m)

Window to rear and side elevations, double radiator. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated hob with oven and grill beneath, tiled splashbacks, space for fridge/freezer and table and chairs.

Bedroom One

14'4 x 14'4 (4.37m x 4.37m)

Bay window to front elevation, double radiator, original Victorian fireplace.

Bedroom Two

13'4 x 12'2 (4.06m x 3.71m)

Double radiator, bay window to side elevation, fitted desk.

Bathroom

Suite comprising panelled bath with shower screen, wall mounted electric shower unit, w.c. low level flush, pedestal wash hand basin, part tiled walls, single radiator, obscure glass window to the side elevation.

Outside

Private Gardens

Front Garden

The garden has been sympathetically arranged with pebble features and pathway giving side access to the front entrance, closed with retaining wall and hedging to the front.

Rear Garden

Southerly facing and mainly laid to lawn with hardstanding area for table and chairs, some shrubs and trees and closed with fencing to all sides with gate leading to private off road parking with detached single garage.

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 Note

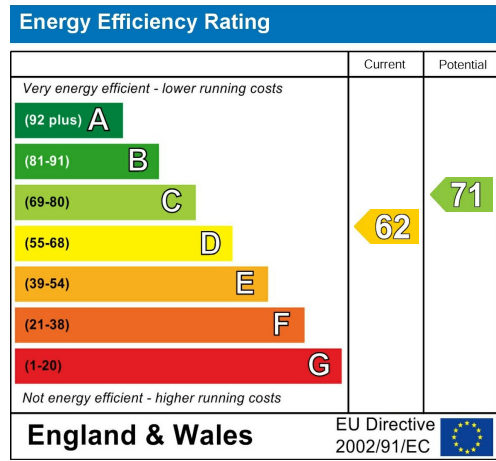
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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