

**RUSH
WITT &
WILSON**



**Flat 5 Argyll Court Eridge Close, Bexhill-On-Sea, 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.







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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**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**