

**RUSH  
WITT &  
WILSON**



**3 Brittany Court Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QS  
£149,000**

**A two bedroom ground floor apartment, situated with in a purpose built block in Collington, comprising fitted kitchen, large living room, bathroom and two bedrooms. Other internal benefits include electric radiators and double glazed windows throughout. Externally the property boasts well established communal gardens. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Communal Entrance Hallway**

Leading to the private entrance.

**Private Entrance Hallway**

With entrance door, entry phone system, three storage cupboards, one housing the hot water cylinder with slatted shelving and hanging space.

**Kitchen**

11'11" x 6'6" (3.64 x 2.00)

Fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, single drainer sink unit with hot and cold tap, space and plumbing for washing machine, integrated electric oven, four ring electric hob, tiled splashbacks, double glazed windows to the side elevation.

**Living Room**

16'0" x 11'6" (4.89 x 3.51)

Windows and glass panelled patio doors to the side elevation, radiator.

**Bedroom One**

13'1" x 7'8" (4.00 x 2.35)

Double glazed windows to the rear elevation, radiator.

**Bedroom Two**

11'6" x 11'5" (3.51 x 3.48)

Dual aspect with double glazed windows to the side and rear elevation, radiator.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls and hand/shower attachment, part tiled walls, obscured double glazed windows to the rear elevation.

**Tenure & Service Charge**

FREEHOLD. Service charge £95 pcm. Managing agents manage works etc.

**Outside****Garage En-bloc**

En bloc with up & over door.

**Communal Gardens**

Mainly laid to lawn, with patio area.

**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.

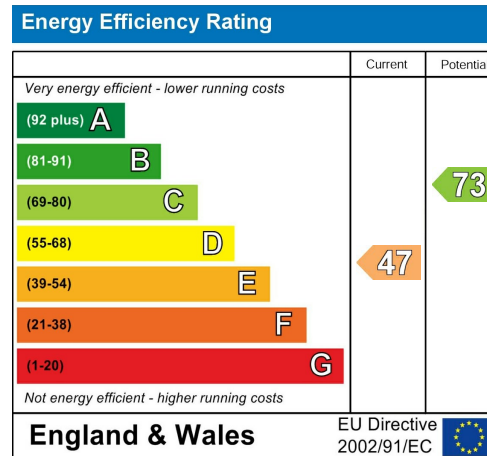
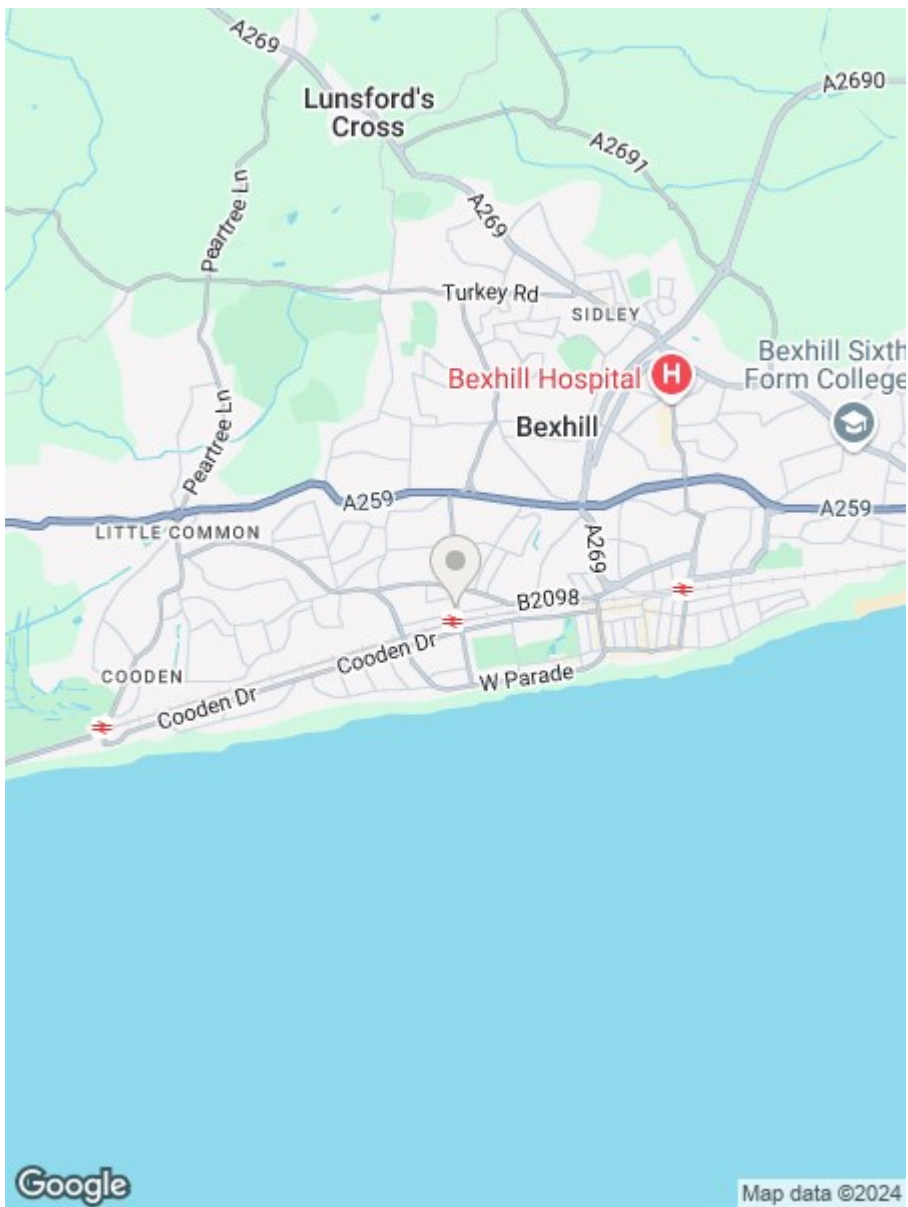


GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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