

**RUSH  
WITT &  
WILSON**



**17b Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3PX  
Offers In Excess Of £245,000**

**A bright and spacious three/four bedroom detached maisonette situated in the beautiful area of Collington, Bexhill. The property comprises one/two reception rooms, fitted kitchen, separate cloak room, family bathroom to the first floor and three bedrooms to the second floor, gas central heating, double glazed windows and doors, viewing comes highly recommended by RWW Bexhill sole agents.**



**Private Entrance Hallway**

With entrance door, stairs to the first floor, single radiator.

**Living Room**

12'9 x 13' (3.89m x 3.96m)

Window overlooks the southerly elevation, ornate fireplace with electric real flame fire.

**Kitchen**

9'7 x 9'6 (2.92m x 2.90m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with wood block work tops, single drainer sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, tiled splashbacks, space for free standing gas cooker, extractor canopy, space for fridge and freezer, space for tumble dryer.

**Dining Room/Bedroom Four**

12'10 x 13' (3.91m x 3.96m)

Window to the front elevation, double radiator, ornate fireplace with gas fire.

**Bathroom**

New suite comprising corner panelled bath with hand shower attachment, separate shower cubicle, wash hand basin set on vanity unit, partly tiled walls, obscured glass window to the rear elevation, heated towel rail, built in linen cupboard.

**Separate WC**

Wc with low level flush, obscure glass window to the rear elevation.

**Second Floor Landing**

Large storage cupboard, window to the rear elevation.

**Bedroom One**

15'7 x 10'4 (4.75m x 3.15m)

Window to the front elevation, single radiator.

**Bedroom Two**

11'10 x 10'4 (3.61m x 3.15m)

Window to the rear elevation with views of the sea, single radiator, built in wardrobe cupboard.

**Bedroom Three**

7' x 6'5 (2.13m x 1.96m)

Window to the front elevation, single radiator.

**Lease And Maintenance**

Lease approximately 940 Years reaming, half share on any maintenance as when needed.

**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.





1ST FLOOR  
APPROX. FLOOR  
AREA 577 SQ.FT.  
(53.6 SQ.M.)



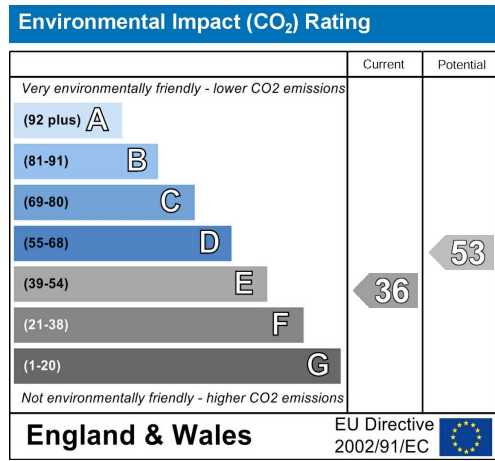
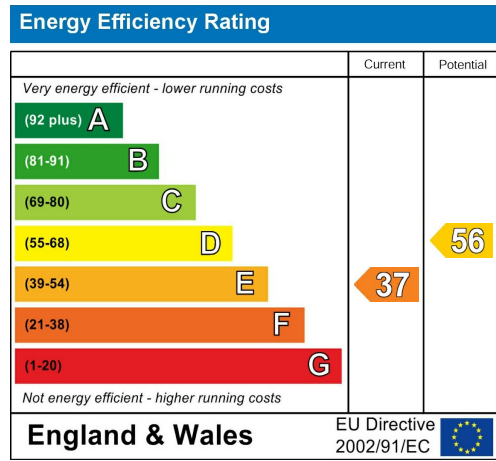
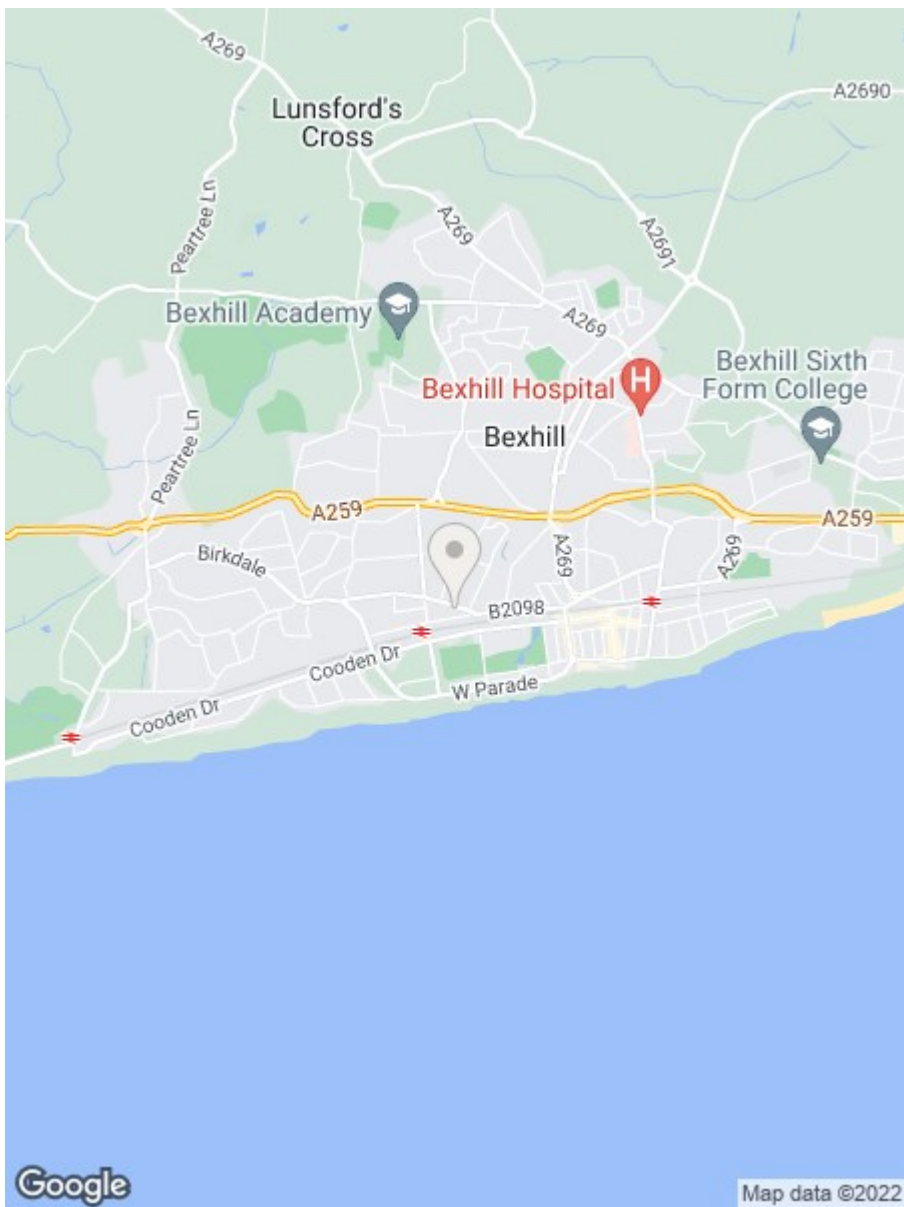
ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 38 SQ.FT.  
(3.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 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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