

**RUSH  
WITT &  
WILSON**



**7, Lake House Collington Lane West, Bexhill-On-Sea, East Sussex TN39 3XB  
£220,000**

**A stunning two bedroom penthouse apartment situated in the iconic Lake House, Collington Lane West. Formally a preparatory school for boys, built in 1902. The apartment has been modernised and offers bright and spacious accommodation with gas central heating system, double glazed windows and doors, very special communal entrance hall with stain glass windows and elegant fireplace, living room/ dining room, kitchen/ breakfast room, off road parking space, beautiful communal gardens, large loft space. This beautiful property comes with a share of Freehold, viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Communal Entrance Foyer**

stunning communal entrance foyer with stained glass window, fireplace, grand staircase leads to the second floor, entry-phone system.

**Private Entrance Hall**

, Entrance Door, entry-phone system, two double radiators, door to large loft storage area, built in linen cupboard.

**Loft Storage Area**

11'5" x 19'0" (3.50 x 5.81)

**Living Room**

15'11" x 18'2" (4.87 x 5.55)

L-Shaped, windows overlook both the rear and side elevations, double radiator, wall mounted real flame modern electric fire.

**Kitchen/Breakfast Room**

18'4" x 13'5" (5.59 x 4.11)

Modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, window overlooks the south westerly elevation with sea views, double radiator, space for fridge and freezer, inset oven and grill with gas hob, extractor canopy and light.

**Bedroom One**

18'2" x 14'2" (5.54 x 4.33)

Window to the rear elevation, double radiator, fitted wardrobe cupboards.

**Bedroom Two**

11'0" x 10'9" (3.36 x 3.29)

Window overlooks the southerly elevation with sea views, single radiator, built in wardrobe cupboard.

**Bathroom**

Modern suite, wc with low level flush, wall mounted wash hand basin with vanity unit, panelled bath with hand/shower attachment, single radiator, partly tiled walls.

**Alloacted Parking Space**

To be found at the rear of the property.

**Communal Gardens**

A particular feature of the property, mainly laid to lawn with beautiful plants, shrubs and tree of various kinds.

**Lease and Maintenance**

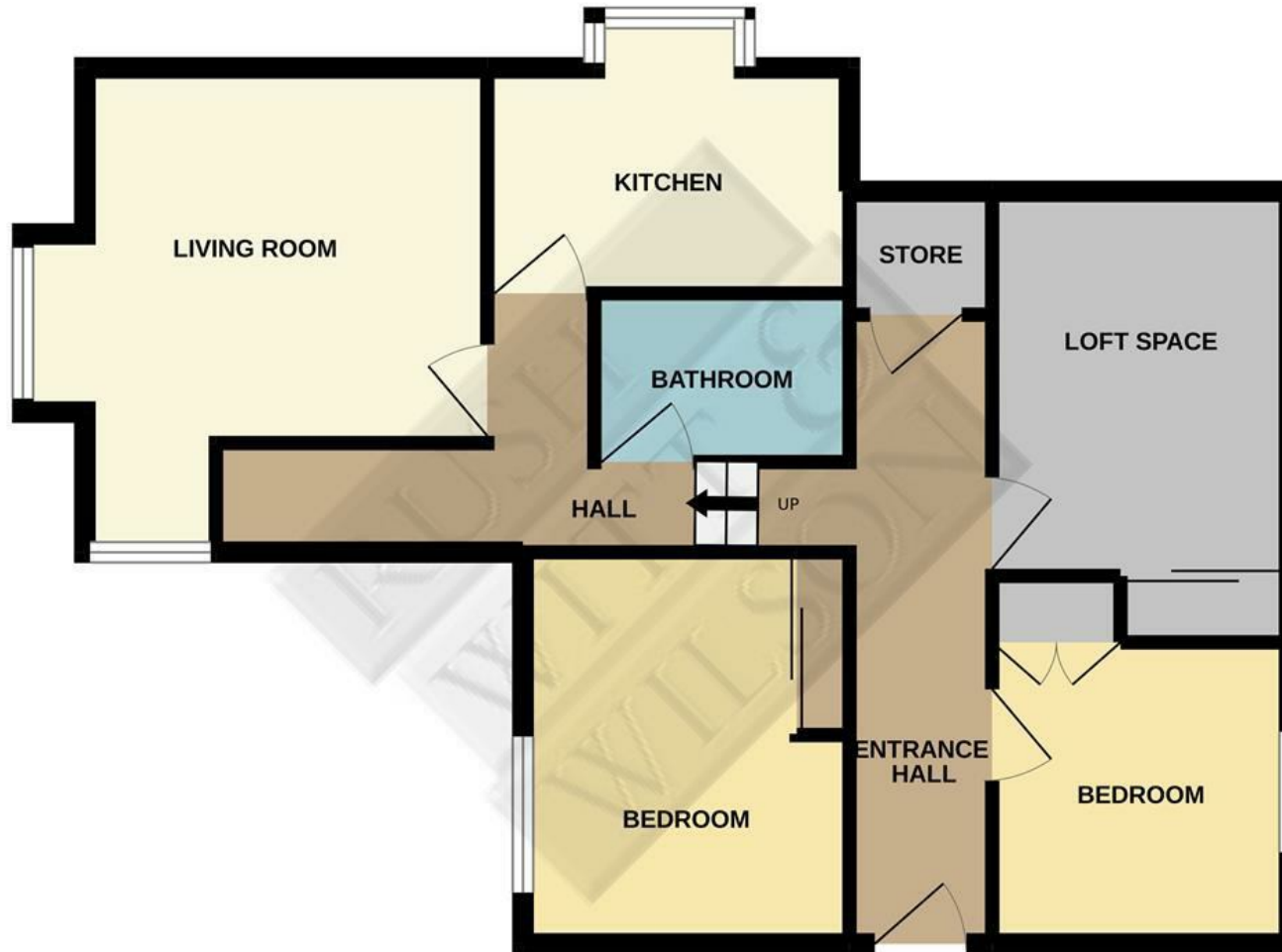
Maintenance £800-£900 p/a, Share of Freehold, Lease - 96 Years remaining.

**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.

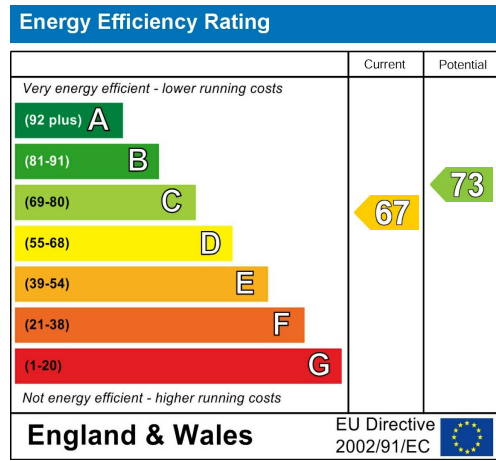
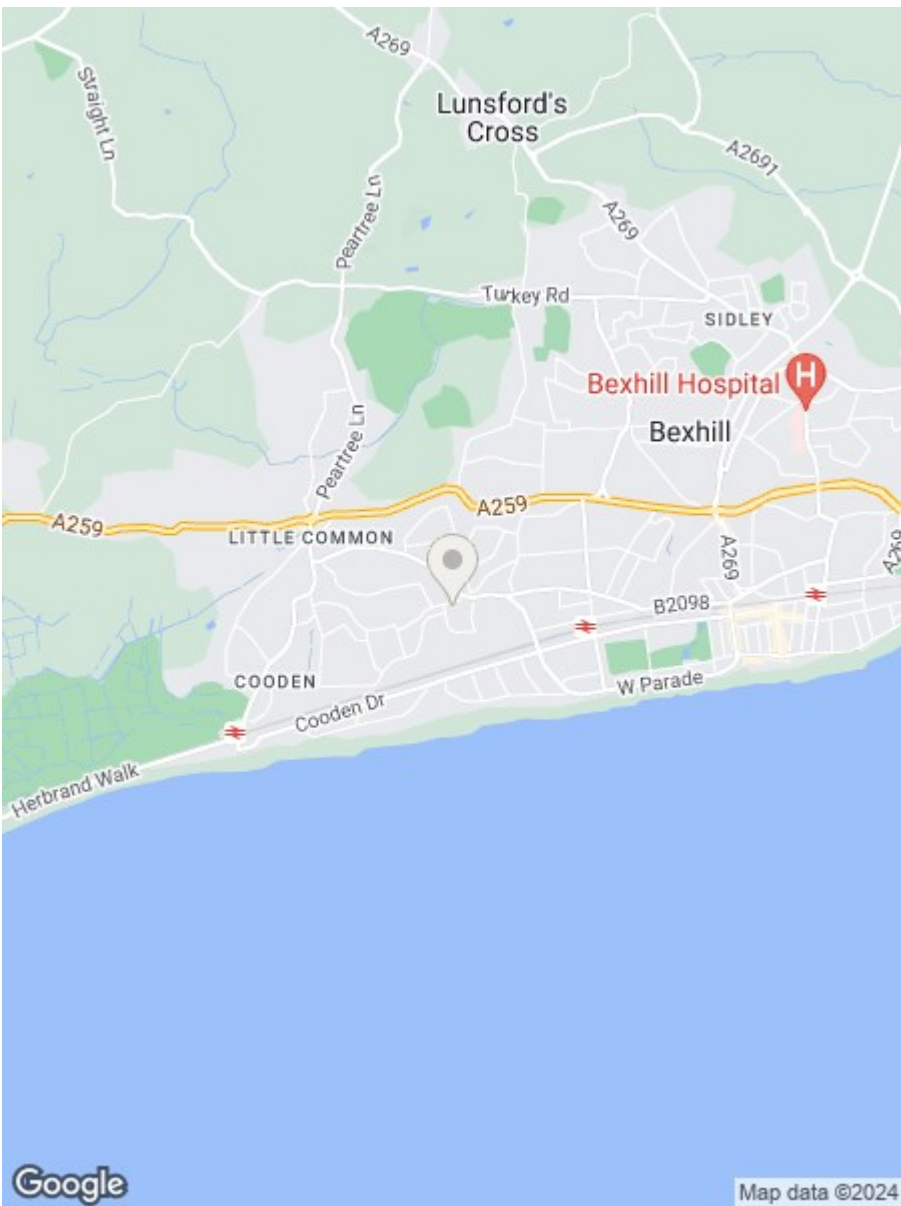


GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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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