RUSH WITT & WILSON

5 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3PX

£327,500

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

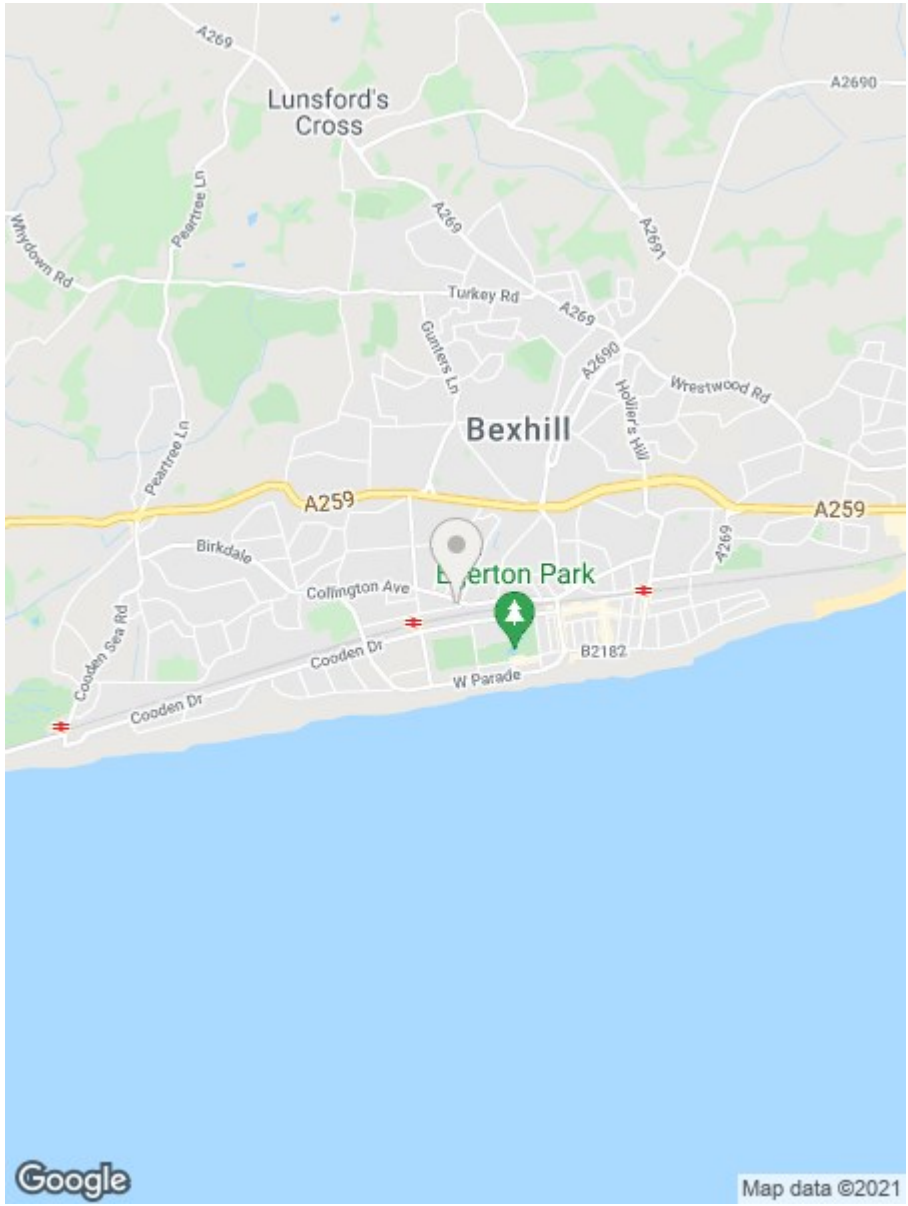
Front Garden
The garden has been sympathetically arranged with pebble features and pathway giving side access to the front entrance, closed with retaining wall and hedging to the front.

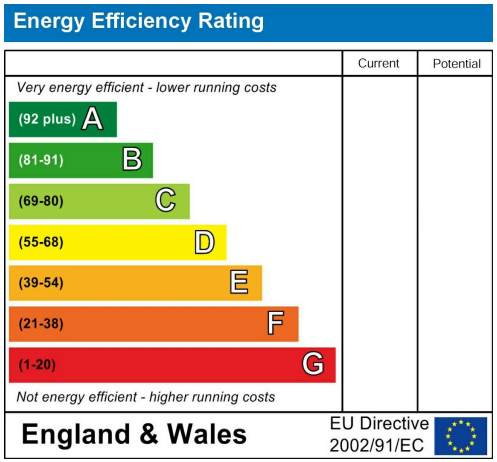
Rear Garden
Southerly facing and mainly laid to lawn with hardstanding area for table and chairs, some shrubs and trees and closed with fencing to all sides with gate leading to private off road parking with detached single garage.

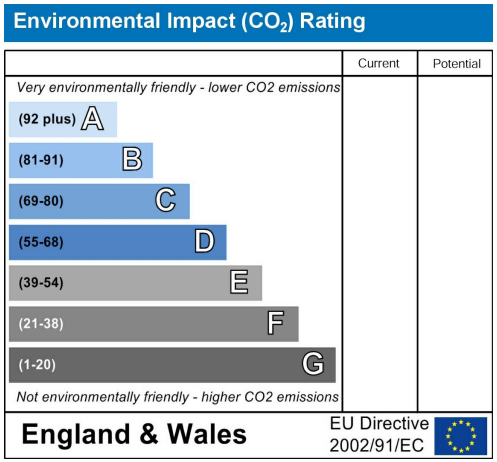
Maintenance Details
We have been advised by the vendor that this flat comes with Share of Freehold, a new 999 year Lease will be issued prior to completion. The maintenance costs are a 50/50 split.

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. *Please be advised that this property is currently being monitored for minor subsidence. Details are available

FLOORPLAN
COMING SOON







RUSH WITT & WILSON

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