

**RUSH  
WITT &  
WILSON**



**5a Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3PX  
£259,000**

**A spacious three bedroom maisonette with gas central heating system, double glazed windows and doors, study, modern kitchen and bathroom. Conveniently situated within easy reach of Bexhill Town Centre with its excellent range of shopping facilities, mainline railway station to London and services, share of freehold. The ground floor flat is also available with garage and gardens by separate negotiation.**



### **Communal Entrance Lobby**

### **Communal Entrance Hallway**

With private entrance hallway with stairs to the first floor.

### **Entrance Hallway**

Double radiator, electric meters cupboard.

### **Living Room**

15'2 x 14'3 (4.62m x 4.34m )

Bay window overlooks the front elevation, brick fireplace, double radiator.

### **Study**

9' x 4'4 (2.74m x 1.32m )

Window to the front elevation.

### **Kitchen/Breakfast Room**

11'2 x 10'3 (3.40m x 3.12m )

Window to the rear southerly elevation, double radiator. Fitted kitchen comprising range of base and wall units with handle-less high gloss finish doors. Single drainer sink unit with mixer tap, plumbing for washing machine, space for cooker and gas point, space for fridge/freezer and plumbing for washing machine. Wall mounted gas central heating and domestic hot water boiler.

### **Bedroom One**

14'10 x 12'4 (4.52m x 3.76m )

Window to rear elevation, double radiator, fitted wardrobe cupboard.

### **Bathroom**

Suite comprising panelled bath, chrome shower controls, chrome shower head, tiled splashbacks, w.c. with low level flush, pedestal wash hand basin with tiled splashback, double radiator, obscure glass windows overlook the side elevation

### **SECOND FLOOR LANDING**

Window to the side elevation with sea views.

### **Bedroom Two**

16'6 x 9'8 (5.03m x 2.95m )

Window to rear elevation, double radiator, built-in wardrobe cupboard.

### **Bedroom Three**

12'2 x 8'7 (3.71m x 2.62m )

Window to front elevation, double radiator.

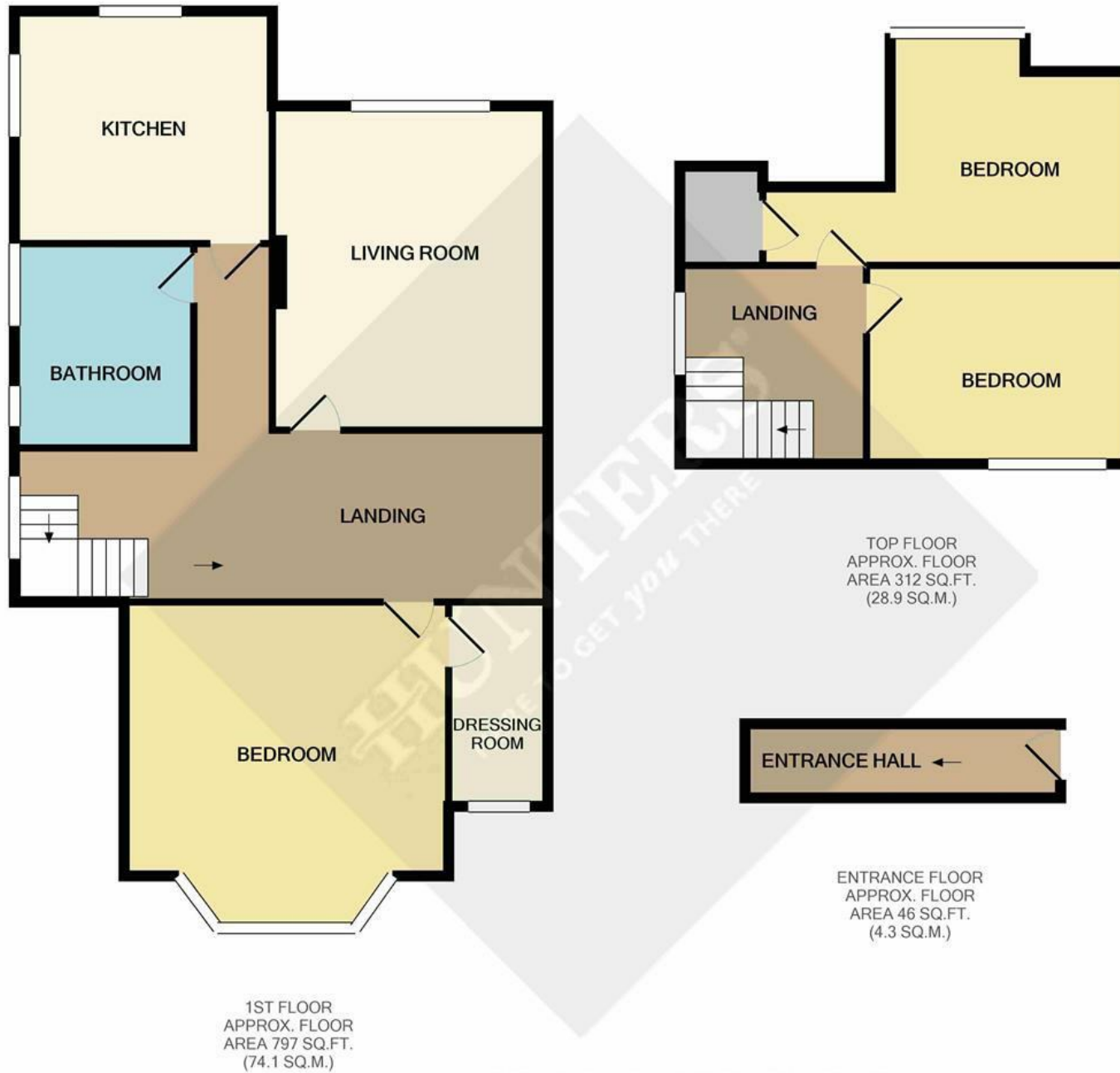
### **Maintenance Details**

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 Details**

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.





**TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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**