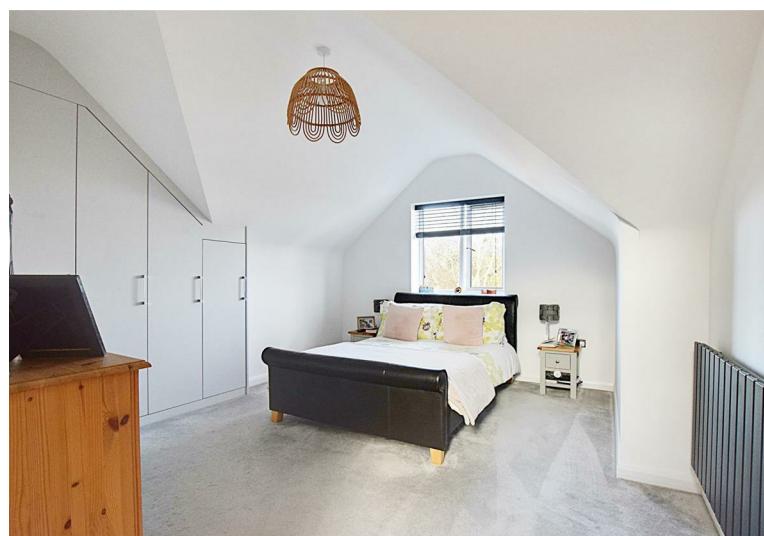


RUSH
WITT &
WILSON



26 Collington Avenue, Bexhill-On-Sea, TN39 3GG
£239,995 Leasehold

Stunning top floor two bedroom apartment situated in this highly convenient and sought after location of Collington, Bexhill and within very close proximity of Collington train station offering direct links to London, Victoria and Bexhill town centre with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises of a stunning kitchen/living/dining area, two double bedrooms and a modern family bathroom suite. Other internal benefits include gas central heating and double glazed windows and doors. Externally the property boasts an allocated parking space, viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Communal Entrance Hallway

Entryphone system, stairs rising to the top floor.

Private Entrance Hallway

Entrance door, entryphone system.

Inner Porch

Suitable for coats and shoes.

Entrance Hallway

Velux window to the front elevation, eaves storage, radiator.

Kitchen/Living/Dining Area

16'10 x 15'3 (5.13m x 4.65m)

Double glazed windows to the front southerly elevation with distant sea views, two velux windows to the side, two radiators, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob and extractor canopy above, integrated dishwasher, integrated fridge and freezer.

Bedroom One

14' x 11'6 (4.27m x 3.51m)

Double glazed window to the rear elevation overlooking stunning greenery, radiator, built-in wardrobe cupboards.

Bedroom Two

11' x 8'4 (3.35m x 2.54m)

Velux window to the rear elevation and radiator, eaves storage space available, fitted bedroom furniture comprising drawers and shelving.

Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls with hand shower attachment and additional rain effect showerhead, heated towel rail, tiled walls, velux window to the side elevation.

Outside**Allocated Parking Space****Lease & Maintenance**

Lease 122 years remaining, service charge TBA

Agents Note**Council Tax Band - C**

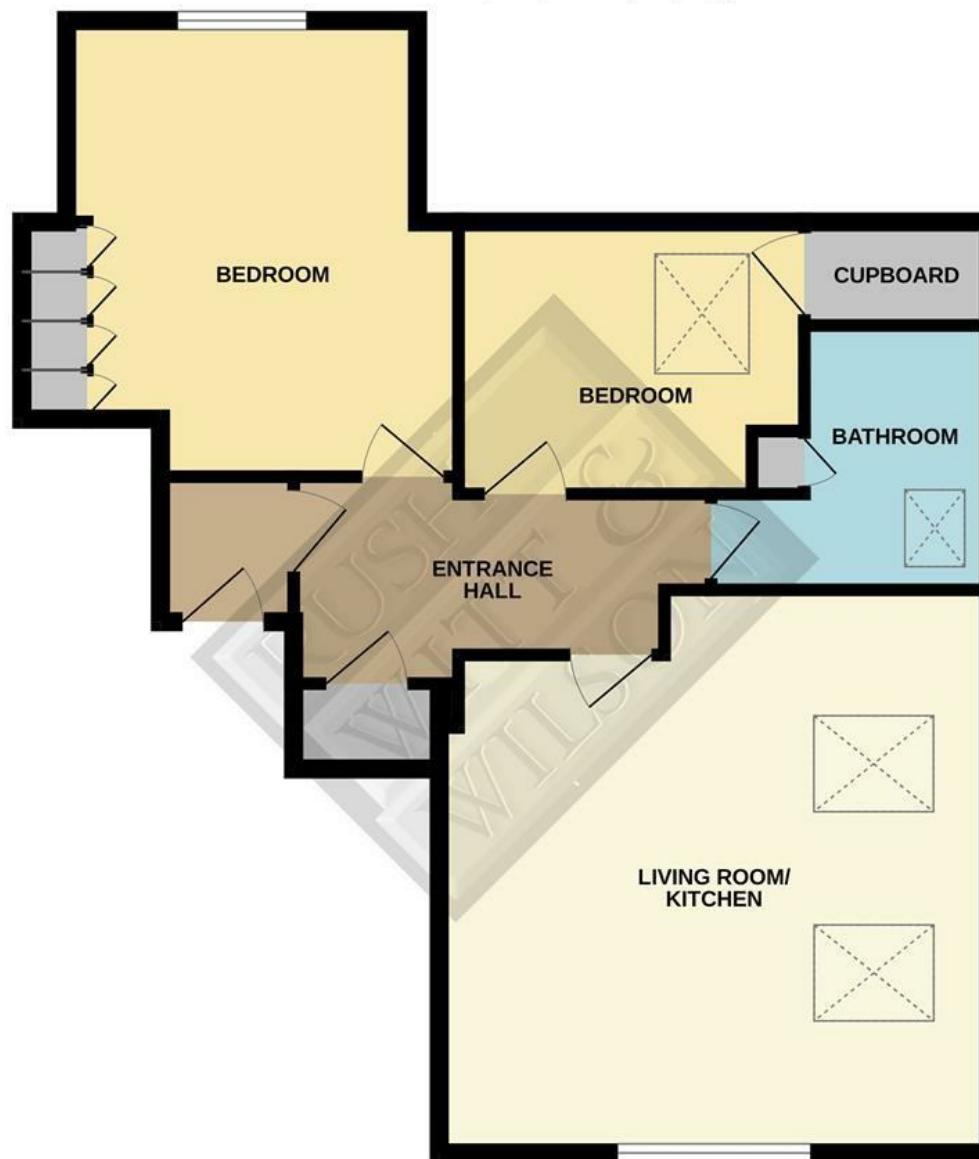
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

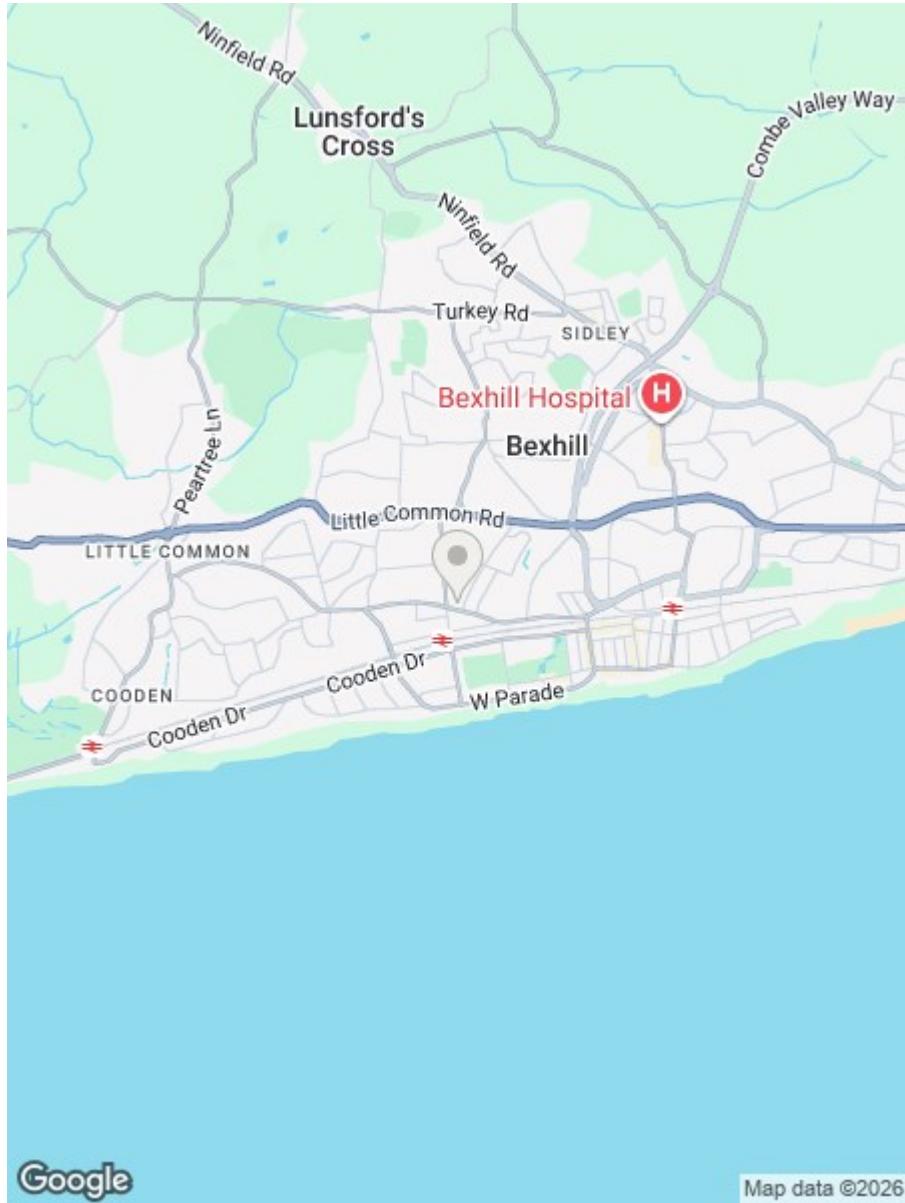


2ND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	