**11 Stewart Court 52 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3NE**

**£275,000**

**A stunning first floor, two double bedroom purpose built first floor apartment, gas central heating system, double glazed windows and doors, en-suite to master bedroom, additional bathroom , Share Of Freehold, allocated parking space, private shed, stunning open plan kitchen/breakfast room with granite worktops and breakfast bar, living room area, entry-phone system, security alarm system, lift access, viewing comes highly recommended by RWW, VACANT POSSESSION. Council Tax Band C.**

**Communal Entrance Hallway**
With entry-phone system, lifts and stairs to the first floor.

**Private Entrance Hall**
Double radiator, built in cloaks cupboard, built in airing cupboard with radiator, double radiator, entry phone system, security alarm coding pad.

**Open Plan Kitchen/Breakfast/Living Room**
22'2" x 17'1" (6.78 x 5.21)
Two windows overlook the front southerly elevation, French doors open onto Juliet balcony, two double radiators, fitted kitchen comprising a range of base and wall units with granite worktops, one and half bowl single drainer sink unit with mixer tap, integrated washing machine, integrated dishwasher, integrated Neff oven and grill, Neff gas hob, granite splashback, extractor canopy and light, built in fridge and freezer, recently installed gas central heating and domestic hot water boiler, breakfast bar.

**Bedroom One**
12'2" x 9'11" (3.71 x 3.04)
Window to the rear elevation, double radiator, built in wardrobe cupboard.

**En-Suite**
Comprising walk in shower cubicle with chrome controls and chrome showerhead, wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, half height wall tiling, obscured glass window to the rear elevation, mirror with light, electric shaver point.

**Bedroom Two**
12'1" x 8'0" (3.69 x 2.46)
Window to the rear elevation, double radiator.

**Bathroom**
Suite comprising panelled bath with shower screen, hand/shower attachment and fixing, wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, half height wall tiling, obscured glass window to the side elevation, mirror, electric shaver point and light.

**Outside**

**Allocated Parking Space**

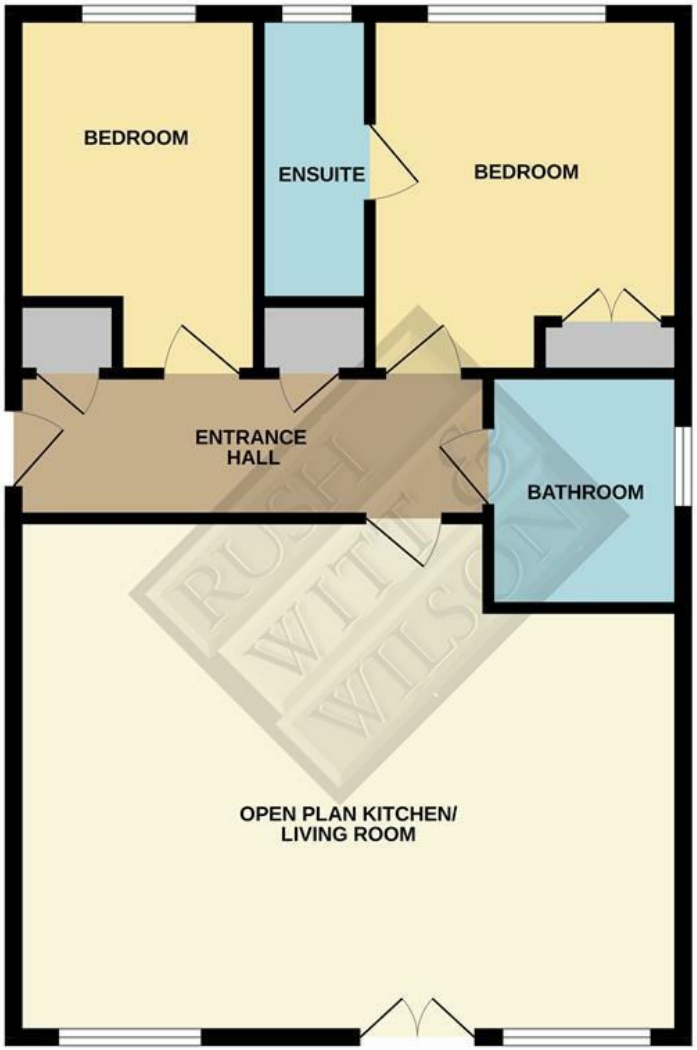
**Private Shed**

**Communal Gardens**
With lawned and shrubbery areas to the rear of the property.

**Lease and Maintenance**
Service Charge is approximately £2500 p/a. SHARE OF FREEHOLD. 987 years remaining on the lease.

**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
758 sq.ft. (70.4 sq.m.) approx.




TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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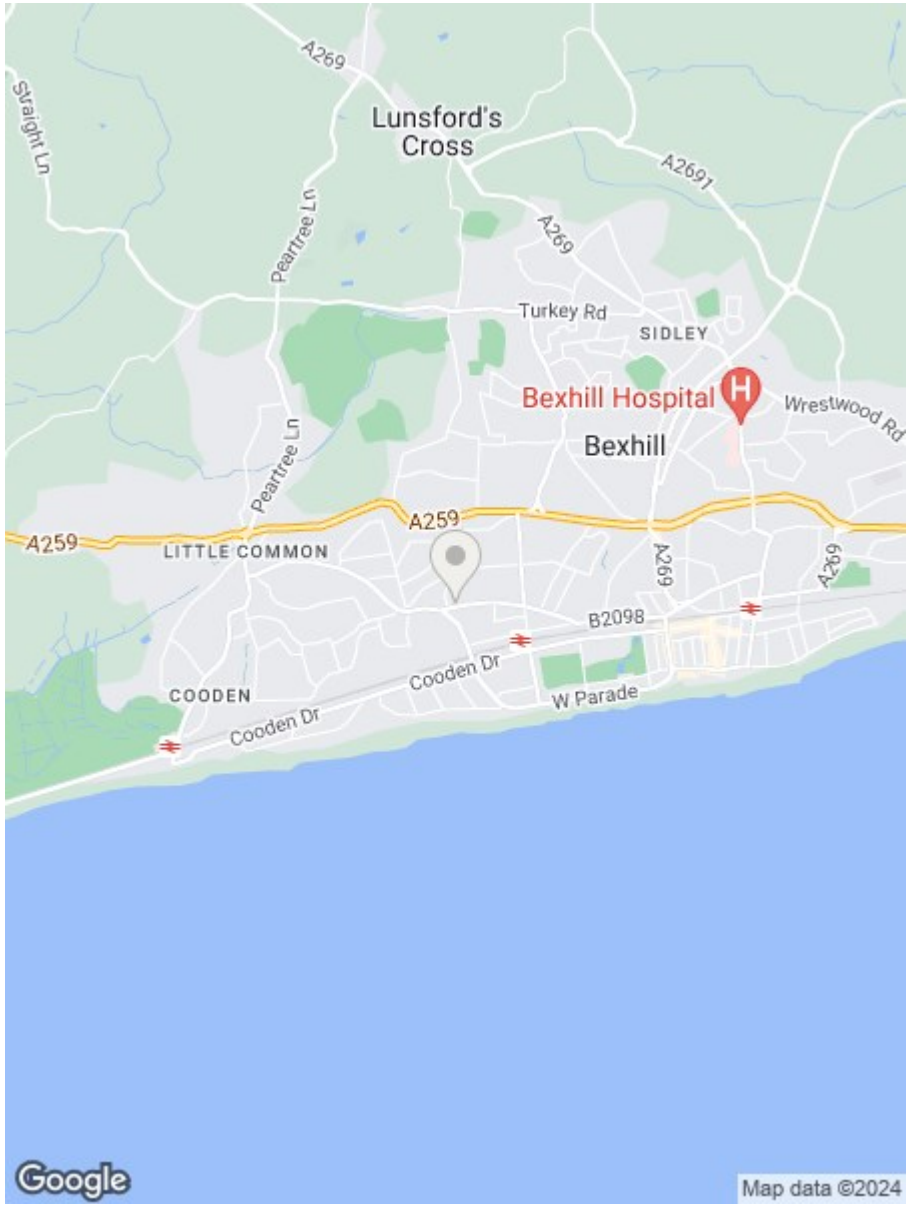


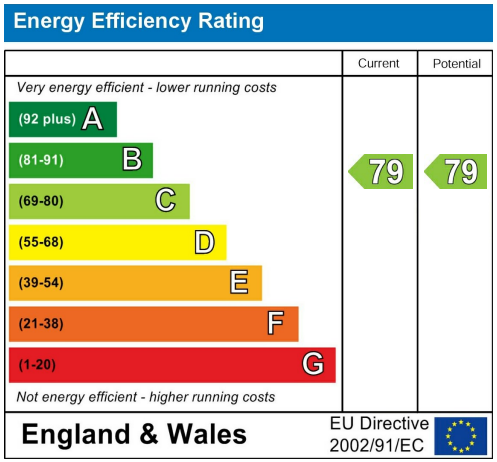


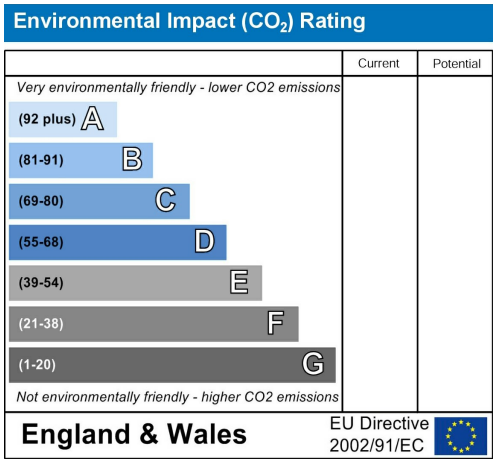


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