

**RUSH  
WITT &  
WILSON**



**20 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3QA  
£265,000**

**A very spacious two double bedroom ground floor flat with garage and off road parking, situated in the beautiful Collington Bexhill area, gas central heating system, walking distance from local shops, modern kitchen/ breakfast room & bathroom, mainline railway station to London and services. Further benefits include double glazed windows and doors, private entrance and gardens, approx. 941 years remaining on lease, also being sold with the freehold of the building. Viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

Windows to both front, rear and side elevation with glazed doors.

**Private Entrance Hall**

Entrance door with obscured glass, two large built-in storage cupboards, double radiator.

**Living Room**

17' x 12'9 (5.18m x 3.89m)

Bay window to front elevation, double radiator, fireplace with real flame gas fire.

**Kitchen/ Breakfast Room**

11'3 x 10'5 (3.43m x 3.18m)

Fitted kitchen comprising range of base and wall units, laminate worktops with breakfast bar, single drainer sink unit with mixer tap, window to front elevation, double radiator, plumbing for washing machine, integrated oven and grill with gas hob, tiled splash backs.

**Bedroom One**

18'3 x 12'9 (5.56m x 3.89m)

Windows and french doors to rear elevation, double radiator, fitted wardrobes and cupboards offering excellent storage with bedside cabinets and drawers.

**Bedroom Two**

11'11 x 10'9 (3.63m x 3.28m)

Window to side elevation, double radiator, fitted cupboards and wardrobes, large built-in storage cupboard.

**Bathroom**

Suite comprising corner bath with shower screen, chrome shower controls with shower head, wall mounted wash hand basin with tiled splash back, wc with low level flush.

**Outside****Private Gardens**

Beautifully arranged for low maintenance in mind, predominantly patio with access to the garage, raised flower beds with brick pillars, side gate to private driveway,

**Off Road Parking & Garage**

17'2 x 8'6 (5.23m x 2.59m)

Off road parking to the side of property with garage which has electrically operated roller door, power and light, personal door to private garden.

**Maintenance Details**

Leasehold 941 years remaining, Freehold for building comes with the flat.

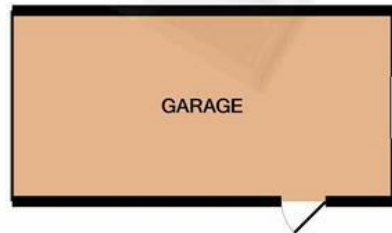
**Agents Note**

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.





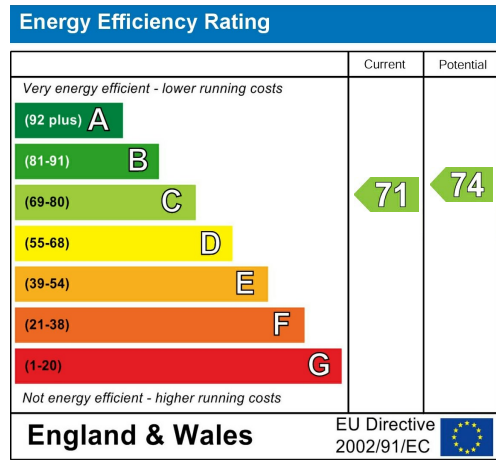
GROUND FLOOR  
APPROX. FLOOR  
AREA 882 SQ.FT.  
(81.9 SQ.M.)



DETACHED GARAGE  
APPROX. FLOOR  
AREA 146 SQ.FT.  
(13.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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.  
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