

**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.

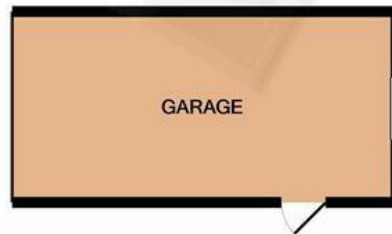
Agents Note

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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