



Flat 10 Collington Lane East, Bexhill-on-Sea, East Sussex, TN39 3RH

Two Bedroom Ground Floor Purpose Built Apartment With Communal Garden & Allocated Parking

£225,000 - Leasehold Share of Freehold





An exceptionally well-presented ground floor, two-bedroom purpose-built apartment, ideally positioned in a highly sought-after residential location close to Bexhill Downs and Collington Train Station, offering both convenience and attractive surroundings.

This spacious and stylish home features a bright lounge/diner with patio doors opening directly onto a private patio area and beautifully maintained communal gardens, creating the perfect setting for relaxing or entertaining. The property benefits from a modern fitted kitchen with integrated appliances, two generous double bedrooms, and a contemporary shower room, all presented in excellent decorative order throughout with tasteful, modern colour schemes.

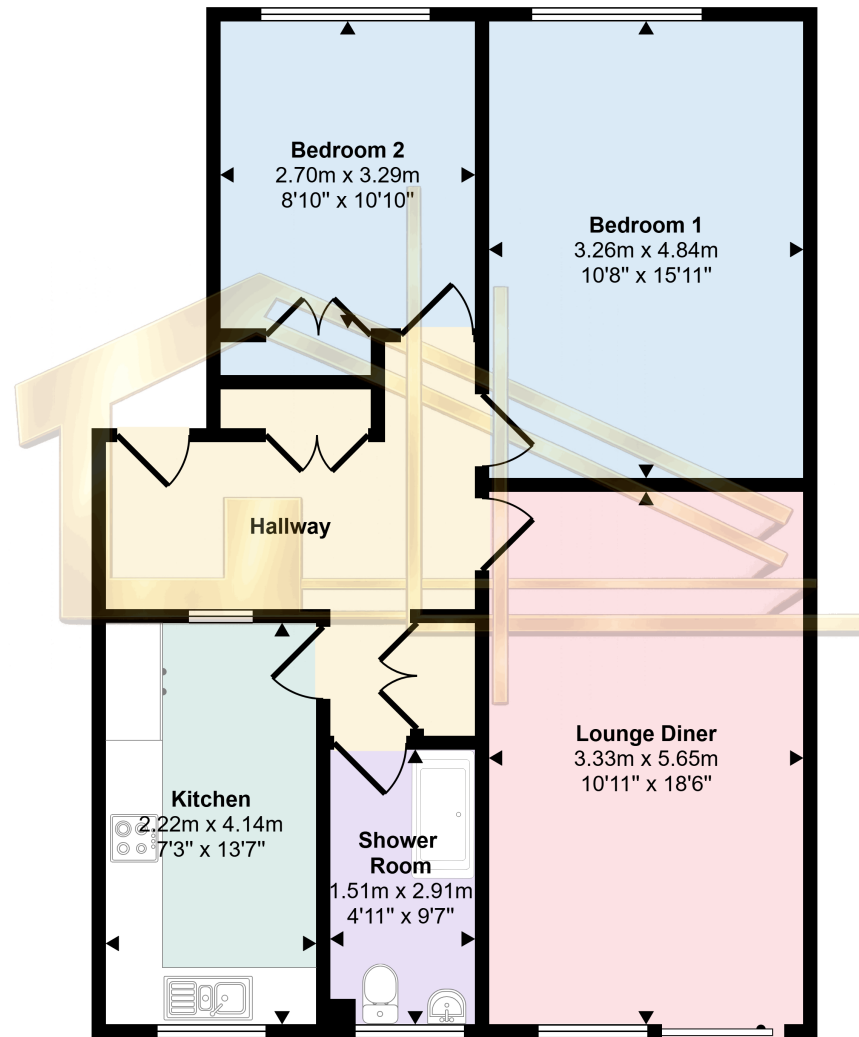
Further highlights include a large welcoming entrance hall with ample storage, double glazing, gas central heating, an allocated parking space, and access to impeccably kept communal gardens and grounds. The apartment is offered with a long lease and reasonable maintenance charges, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Situated in a desirable and convenient location, early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Share of freehold * Remaining lease length - 105 Years * Service charge - £1200 per annum * Ground rent - N/A



Approx Gross Internal Area
72 sq m / 779 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2403.23
Parking Types: Allocated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living. Level access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within the popular residential area of Collington; Walking distance to an array of local shops, amenities, bus stops and Collington Train station. Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne & Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Ground Floor Two Bedroom Purpose Built Apartment For Sale
 - Spacious Lounge/Diner With Patio Doors Onto A private Patio & Communal Garden
- Modern Fitted Kitchen Including Integrated Appliances
 - Two Generous Double Bedrooms
 - Contemporary Shower Room
 - Large Entrance Hall With Ample Storage
 - Allocated Parking Space
- Exception Decorative Order Throughout In Contemporary Colour Schemes
- Impeccably Kept Communal Gardens & Grounds
 - Share Of Freehold & Long Lease
 - Double Glazed & Gas Central Heated
- Sought After Residential Location Close To Bexhill Downs & Collington Train Station
 - Viewing Highly Recommended