

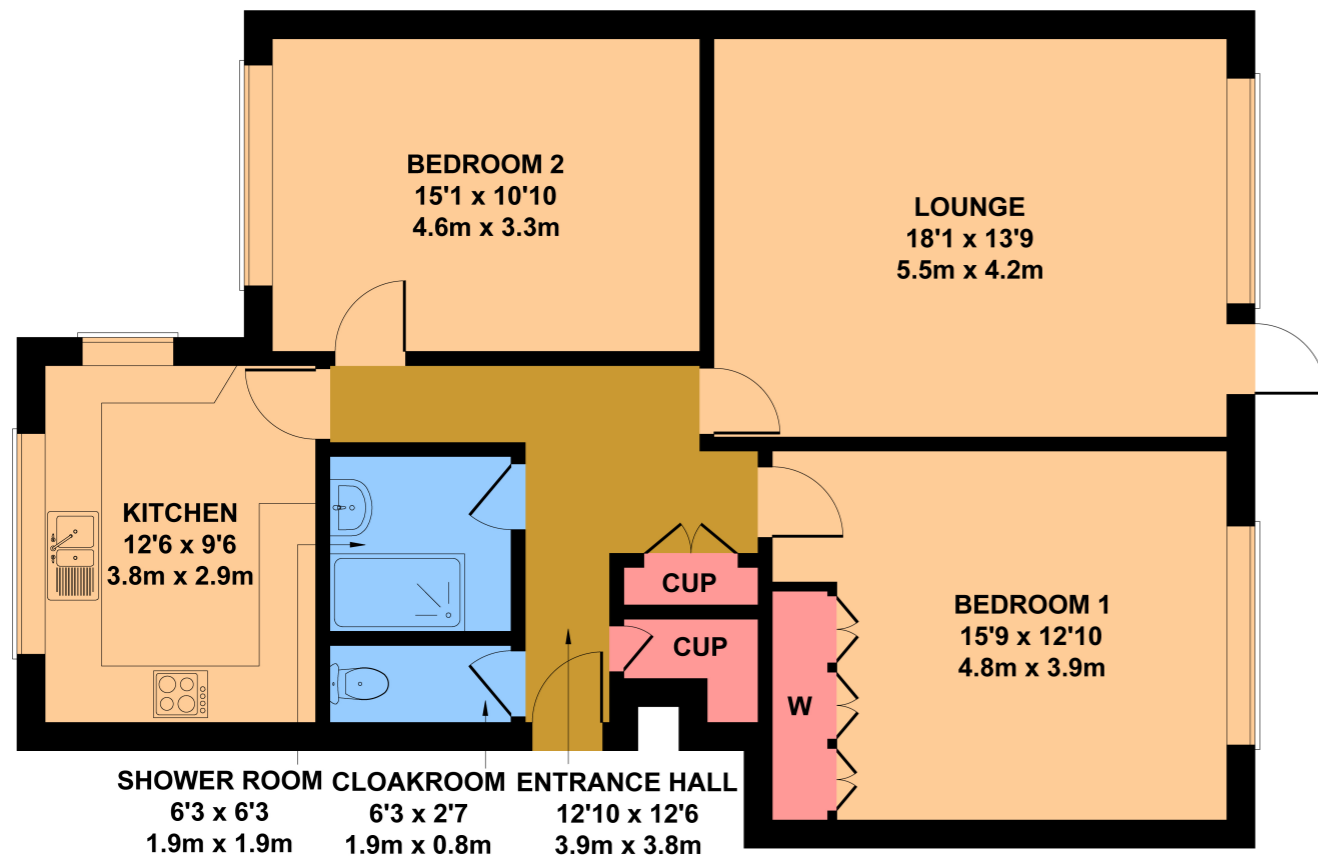


7, Brampton Court

£265,000

Brampton Avenue
Bexhill on Sea
East Sussex
TN39 3NG





APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024
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Abbott and Abbott are offering for sale, with no onward chain, this most spacious two bedroom ground floor flat, with a decked area and a garage, located in the favoured Collington area and quietly tucked away at the end of a cul-de-sac.

Built around 1970 as part of a purpose-built development, the property features well-planned accommodation which includes a bright 18ft living/dining room, a fitted kitchen, and two good size double bedrooms. There is also double glazing, and modern kitchen and bathroom fittings.

The property is well situated, approximately midway (1 mile) between Bexhill Town Centre and Little Common Village shops. Local buses are nearby in Collington Avenue and the flat is also within easy reach of Collington woods and Collington Halt Railway Station. The seafront at West parade is approximately half a mile distant.

Entrance Hall

Good size entrance hall, entry phone, airing cupboard, storage cupboard, electric boiler and immersion heater, and a radiator.

LivingRoom/Dining Room

5.5m x 4.2m (18' 1" x 13' 9")
Spacious room, due south, with a radiator, a TV point, a large window overlooking the communal gardens, and a door to the outside.

Kitchen

3.8m x 2.9m (12' 6" x 9' 6")
Double aspect room equipped with a 1.5 bowl stainless sink and drainer with mixer tap, a range of cream coloured base and wall mounted storage cupboards, storage drawers, wood effect work surfaces, a breakfast bar, a fitted oven, hob, and hood, plumbing for washing machine, plumbing for dish washer, a radiator, and wall and floor tiling.

Bedroom 1

4.8m x 3.9m (15' 9" x 12' 10")
Excellent double bedroom with fitted wardrobes and storage, a radiator, and a large window overlooking the communal gardens.

Bedroom 2

4.6m x 3.3m (15' 1" x 10' 10")
Another good size double bedroom with a radiator and a large window.

Shower Room

White suite comprising of an enclosed shower cubicle, and a wash basin with vanity cupboards under, a heated towel rail, wall heater, and wall tiling.

Separate WC

White toilet suite, and half wall tiling.

Outside

Private decked area and steps down to the communal lawns and garden.

Driveway from Brampton Avenue to the rear of the block with visitor parking spaces, and a garage.

Garage

Right-hand garage of the pair adjacent to the end of the block.

Outgoings and Other Information

Lease: 999 years from 1970
Tenure: Share of Freehold (The freehold of the block is held by a residents' company in which flat owners have a share)
Ground Rent: N/A
Service Charge: £1,750pa (Dec 2023-Dec 2024).

Council Tax Band: C (Rother District Council)
EPC: 38/F

