



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



## PROPERTY DESCRIPTION

A very well presented two double bedroom ground floor apartment situated in the sought after 'Collington' area of Bexhill which is within easy reach of local shops and Collington train station. The accommodation comprises; communal entrance, good size entrance hall with storage, south facing lounge with sliding doors leading to a private patio area, modern fitted kitchen, two double bedrooms and a modern shower room. Added benefits include; an allocated parking space and a share of freehold. EPC - D.

## FEATURES

- Two Double Bedrooms
- Ground Floor Apartment
- South Facing Lounge
- Presented Immaculately
- Sun Patio
- Recently Installed Kitchen & Bathroom
- Share of Freehold
- Sought After 'Collington' Location
- Allocated Parking
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door leading to communal entrance hall.

### Private Entrance

12' 10" x 5' 10" (3.91m x 1.78m) Private front door with spy hole leading to large entrance hall with radiator, telephone point, double built-in cloaks cupboard with hanging and shelving space, central heating thermostat, further double built-in storage cupboard with shelving.

### Sitting Room

18' 7" x 11' 0" (5.66m x 3.35m) A south facing sitting room having double glazed patio doors giving access to patio area with pathway leading to the allocated parking space, television point, radiator.

### Kitchen

13' 10" x 7' 6" (4.22m x 2.29m) Recently installed modern kitchen comprising; 1 1/2 bowl sink unit with mixer tap with cupboard under, plumbing for washing machine, range of working surfaces with cupboards and drawers below, built in Bosch four ring induction hob with extractor hood over, matching wall mounted cupboards to either side, tall storage unit housing double electric Bosch oven with storage above and below, built-in Bosch fridge freezer, radiator, tiled floor, part tiled walls, double glazed window with a southerly aspect overlooking the communal gardens, spotlights.

### Bedroom One

16' 0" x 10' 10" (4.88m x 3.30m) Double glazed window, radiator.

### Bedroom Two

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window, radiator, double built in storage cupboard.

### Shower Room

9' 8" x 5' 0" (2.95m x 1.52m) A newly installed shower room comprising; a large walk in shower with chrome fitment and glass screen vanity unit, inset wash hand basin with mixer tap with storage cupboard below, low-level WC with concealed cistern, heated towel rail, double glazed frosted window, tiled floor, part tiled walls.

### Outside

The property benefits from a patio area and the use of communal gardens and allocated parking space.

### NB

We have been verbally advised of the following;  
Share of Freehold

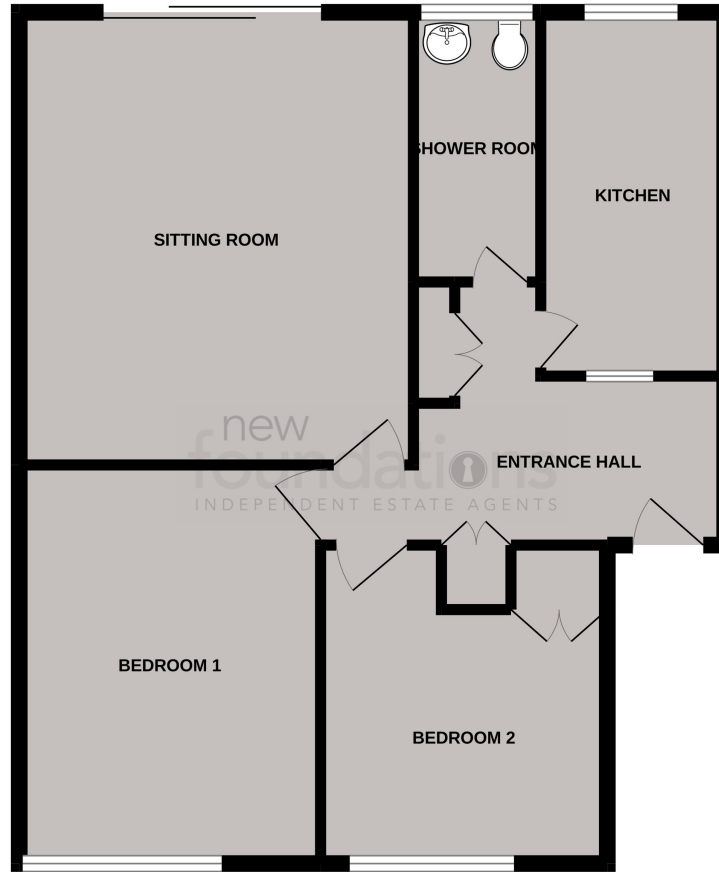
107 years remaining on the lease

Service Charge for 1st September 2023 to 31 August 2024 - £1096.36



# FLOORPLAN

## GROUND FLOOR



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

