



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£325,000** 7 Jasmine Way, Bexhill-on-Sea, East Sussex TN39 3GJ  
🛏️ 2 Bedroom 🚿 2 Bathroom 🛋️ 1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this exceptional, fully refurbished ground floor purpose built apartment. Situated in an exclusive gated development in the sought after area of Collington, West Bexhill, the apartment offers bright and spacious accommodation. The apartment is accessed via a well kept communal entrance hallway, with private entrance leading into generous hallway with good range of storage cupboards with oak double doors opening into the dual aspect lounge/dining room with ample space for living room & dining room furniture, with French doors opening on to a patio area leading into the attractive communal gardens. The recently fitted modern kitchen offers a wide range of wall units & base units with solid wood worksurfaces and has a host of integrated appliances. The impressive master suite has a dressing area with fitted wardrobes, newly fitted en-suite shower room with w/c. In addition there is a second double bedroom and main bathroom with full size bath, vanity unit and w.c.

The property also boast new flooring throughout, solid oak internal doors and Megaflo hot water and heating system.

Furthermore, the apartment benefits from an allocated parking space and beautifully kept communal gardens to enjoy in the warmer months. To appreciate this immaculate apartment and its location in full, an early viewing is highly recommended to avoid disappointment!

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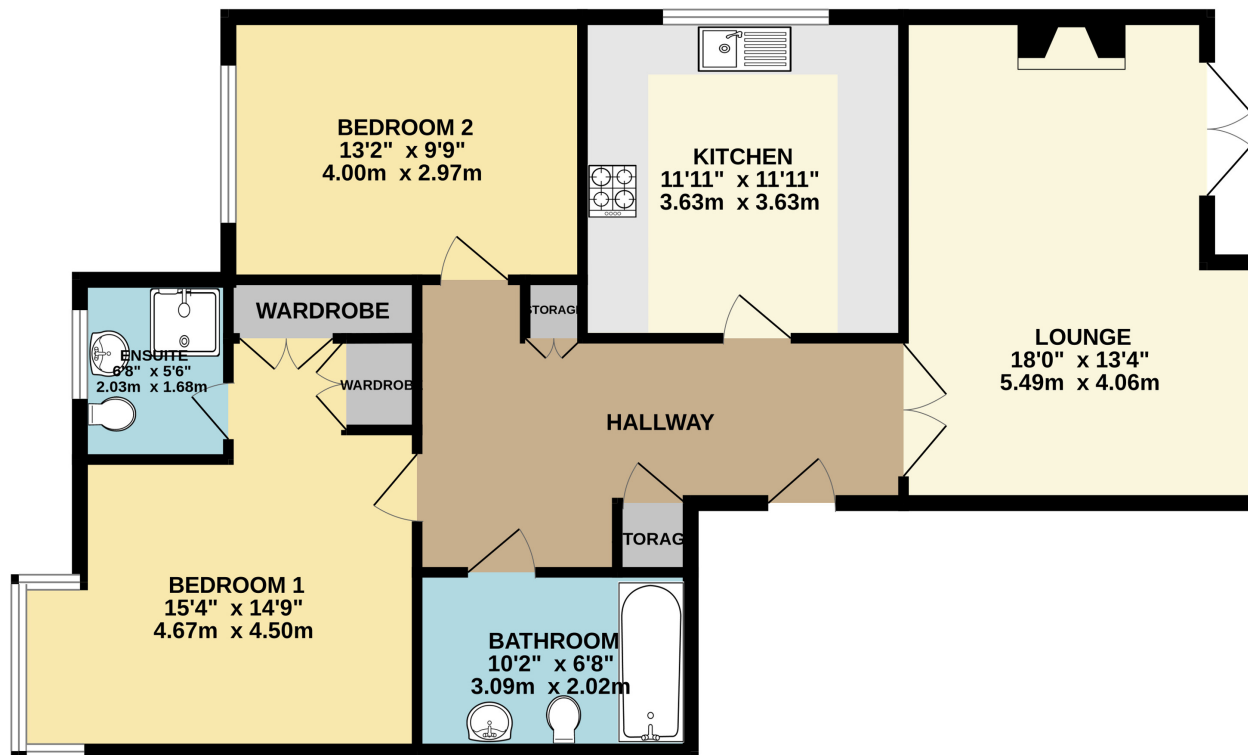


### Key Features:

- Ground Floor Purpose Built Apartment
- Exclusive Gated Development
- Located In The Sought After Collington Location
- Communal Garden
- Allocated Parking Space
- Two Double Bedrooms
- Modern Fitted Bathroom & Kitchen
- Fully Refurbished Throughout
- En-suite Shower Room
- No Onward Chain

  
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## 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Lease & Service Charges

TENURE - Leasehold

REMAINING LEASE TERM - 102 years approx.

GROUND RENT - Approx £200 per annum

SERVICE CHARGE - TBC

### Location

The property is just 0.8 miles from Bexhill Town Centre with a range of independently owned shops, High Street shops and well-regarded restaurants. You will also find Doctor's Surgery, a pharmacy and a Tesco Express within walking distance at Collington parade, just 0.4 miles away. The closest mainline railway station is Collington, 0.2 miles away, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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