



**8 Tanglewood Coppice, Collington
Lane West, Bexhill-on-Sea, East
Sussex TN39 3SB**



PROPERTY DESCRIPTION

A beautifully presented two bedroom purpose built ground floor flat situated in this popular development in West Bexhill benefiting from direct access to a patio area with a southerly aspect leading onto the communal gardens. Refitted kitchen with built in appliances, re-fitted shower room, separate WC, PRIVATE ENTRANCE, Gas boiler and radiators, double glazing, garage, share of freehold. EPC - C.

FEATURES

- Private Entrance
- Ground Floor Apartment
- Patio Area
- Immaculate And Well Presented Throughout
- Refitted Kitchen/Breakfast Room
- Shower Room
- Separate W/C
- Gas Boiler and Radiators
- Garage
- Council Tax B





ROOM DESCRIPTIONS

Private Entrance

Private Double glazed front door leading to entrance porch, further door leading to entrance hall with radiator, under stair storage cupboard, built in shelved storage cupboard.

Sitting Room

14' 0" x 13' 10" (4.27m x 4.22m) A south facing room having double glazed picture window overlooking the gardens and double glazed door giving access to the patio, two radiators, TV point.

Refitted Kitchen

12' 3" x 11' 6" (3.73m x 3.51m) A south facing room with double glazed window overlooking the gardens. Fitted with single bowl stainless steel sink unit with mixer tap and cupboard under, built-in dishwasher, range of working surfaces with cupboards and drawers under, plumbing for washing machine, further working surface with built in four ring gas hob with splash back and extractor hood over with matching wall mounted cupboards, tall storage unit housing double electric oven with storage above and below, built in fridge and freezer, wall mounted concealed gas boiler, radiator.

Bedroom 1

13' 10" x 12' 5" (4.22m x 3.78m) Double glazed window overlooking the front of the property, radiator.

Bedroom 2

13' 10" x 12' 5" (4.22m x 3.78m) Double glazed window overlooking the front of the property, radiator.

Shower Room

Re-fitted with large walk in corner shower cubicle with chrome fitment and glass screen, wash hand basin with mixer, tap and cupboard under, tiled floor and walls, radiator.

Separate W/C

Tiled floor and walls, low-level WC, wash hand basin.

Outside

The property enjoys a good size patio leading onto the communal gardens.

Garage

Located en-bloc.

NB

The lease is 999 years from 1974. The current service charge for the property covers the period 1st October 24 to the 30th September 25, is approximately £1750 per annum. The first quarter payment for the period 1.10.24 to 31.12.24 is £425.65



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+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

