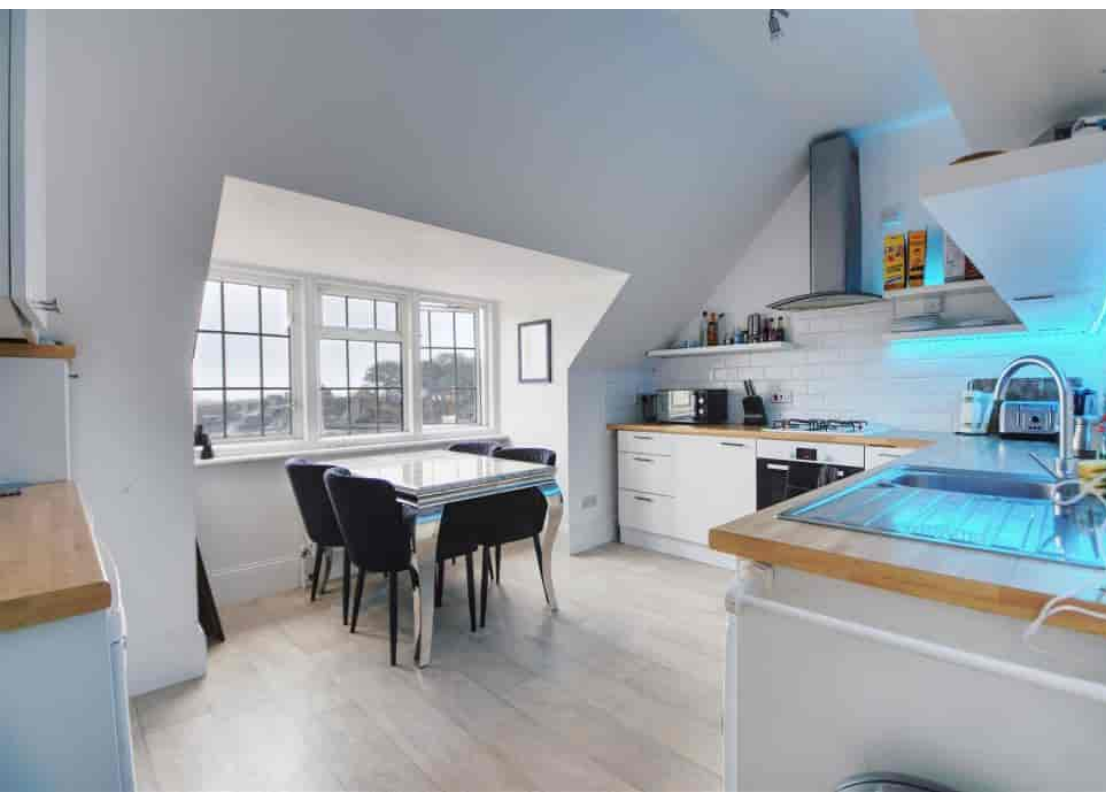




Flat 7 Collington Lane West, Bexhill-on-Sea, East Sussex, TN39 3XB
Immaculate Two Bedroom Apartment Situated in A Very Sought After Location £220,000



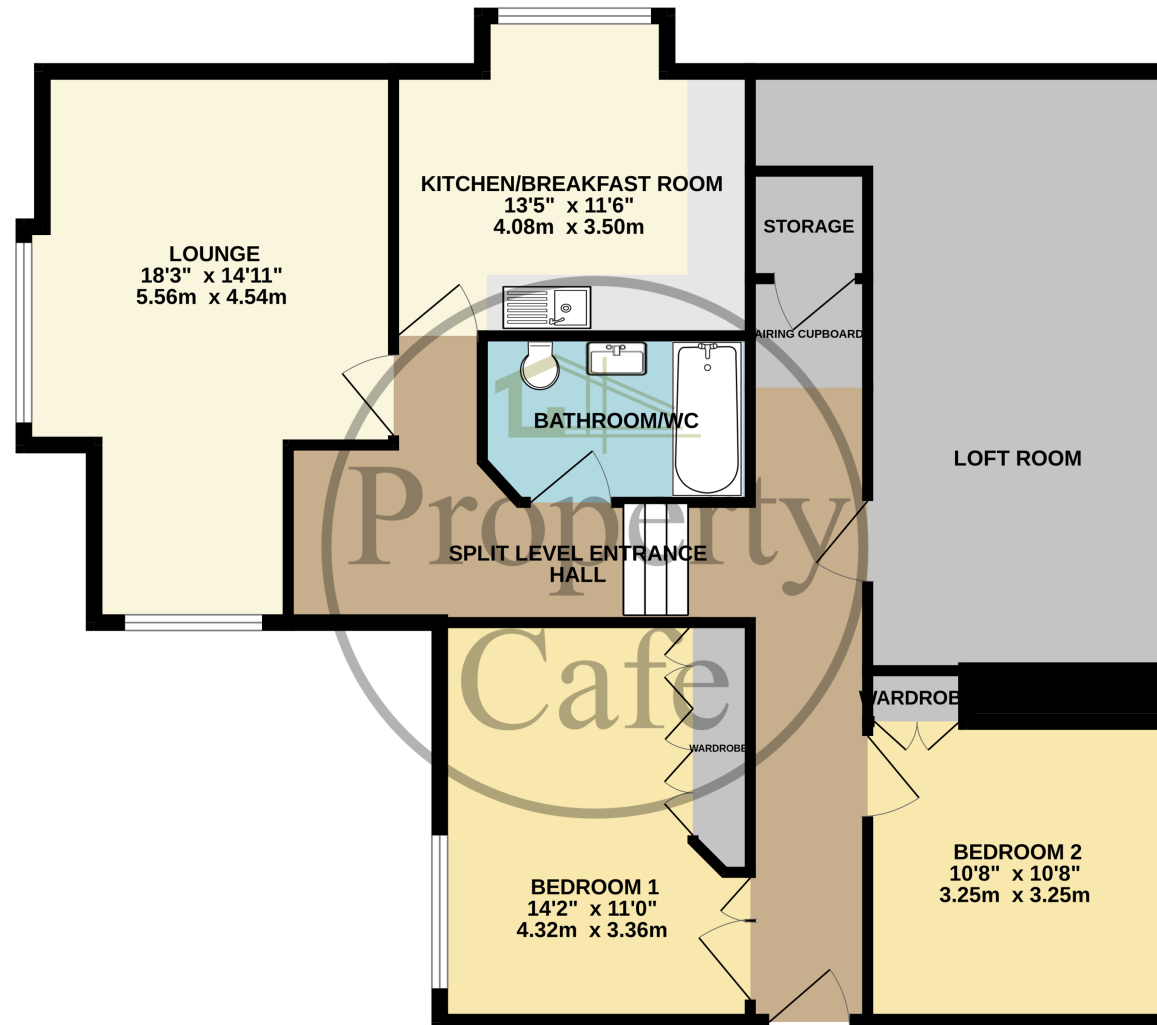


Property Cafe are delighted to offer for sale this stunning second floor flat situated in this beautifully maintained Edwardian era conversion in a sought after residential location of Cooden. The entrance vestibule opening into the main foyer offers beautiful period features such as stained glass windows, high ceilings, bespoke crafted wall panelling and a inglenook with ornamental fireplace. Internally, accommodation and benefits include; An inner entrance hall; Very Spacious Lounge offering ample space to relax & entertain; Modern Fitted Kitchen/breakfast room with integrated Oven & Hob; Two double bedrooms, both of which benefitting from fitted wardrobes; Modern fitted bathroom comprising of Bath & overhead shower, wash basin & WC. Additionally this property benefits from ample storage space in the form of a very large eaved loft space; allocated off-road parking space with additional first come first serve visitors parking; Double glazing & gas central heating throughout; Neutral colour scheme and modern decor; Sold with no onward chain. We recommend you view this property at your earliest convenience.

The property is situated within the popular & sought after residential area of West Bexhill; Walking distance to an array of local shops, amenities, bus stops and Collington/Cooden train stations. 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 you 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 main pharmacy & main post office. There are regular bus service close by with services to Eastbourne & Hastings as well as Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 sq.m.) approx.

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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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.





Share of Freehold ** Remaining Lease Length - 96 Years ** Service Charge - £800-£900 Per Annum

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- Stunning Building & Grand Entrance Hall
 - Share of Freehold
 - Spacious Lounge/Diner
 - Modern Fitted Kitchen
 - Two Double Bedrooms
 - Modern Fitted Bathroom
- Allocated Parking Space & Visitors Parking
- Pleasant Far Reaching Views
- Sought After West Bexhill Location
- Modern decor & Neutral Colour Scheme Throughout
- Gas Central Heating & Double Glazed Throughout
- Sold With No Onward Chain
- Viewing Highly Recommended

www.propertycafe.co



01424 224488