



2 Carnoustie Court, Eridge Close,  
Bexhill-on-Sea, East Sussex TN39

3QZ



## PROPERTY DESCRIPTION

A spacious and well presented two bedroom ground floor flat situated in a quiet cul-de-sac in the sought after Collington area. The property is a short walk from Collington Train Station & Tesco Express. The current vendor has made improvements including a new consumer unit, new bathroom/WC and new central heating system whilst the accommodation comprises; communal entrance hall, entrance hall, bay fronted lounge, fitted kitchen, two bedrooms, modern bathroom & separate WC. Outside the apartment benefits from a garage en-bloc and being set within well kept communal gardens. EPC - D.

## FEATURES

- Ground Floor Purpose Built Apartment
- Bay Fronted Lounge
- Kitchen/Breakfast Room
- Quiet Cul-De-Sac
- Sought After Collington Location
- Short Walk to Local Train Station & Tesco Express
- New Central Heating System
- Recently Modernised Bathroom & Separate WC
- Garage En-Bloc
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal door, entry-phone system.

### Entrance Hall

Accessed via private door, entry-phone, storage cupboard.

### Lounge

17' 3" x 11' 0" (5.26m x 3.35m) Double glazed bay window to the front, ceiling coving, television point.

### Kitchen/Breakfast Room

14' 10" x 7' 5" (4.52m x 2.26m) Two double glazed windows to the side and double glazed window to the front, a fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker with extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for under-counter appliance, radiator, space for table.

### Bedroom One

Double glazed window to the rear, built-in cupboard, radiator.

### Bedroom Two

10' 5" x 8' 10" (3.17m x 2.69m) Double glazed windows to the side and rear, cupboard housing boiler, further cupboard, radiator.

### Bathroom

Double glazed patterned window to the side, recently installed panelled bath with mixer tap and fitted screen, wash hand basin, heated towel rail.

### WC

Double glazed patterned window to the side, low level WC, wash hand basin, radiator.

### Garage

Located to the rear of the property and accessed via up and over door.

### Outside

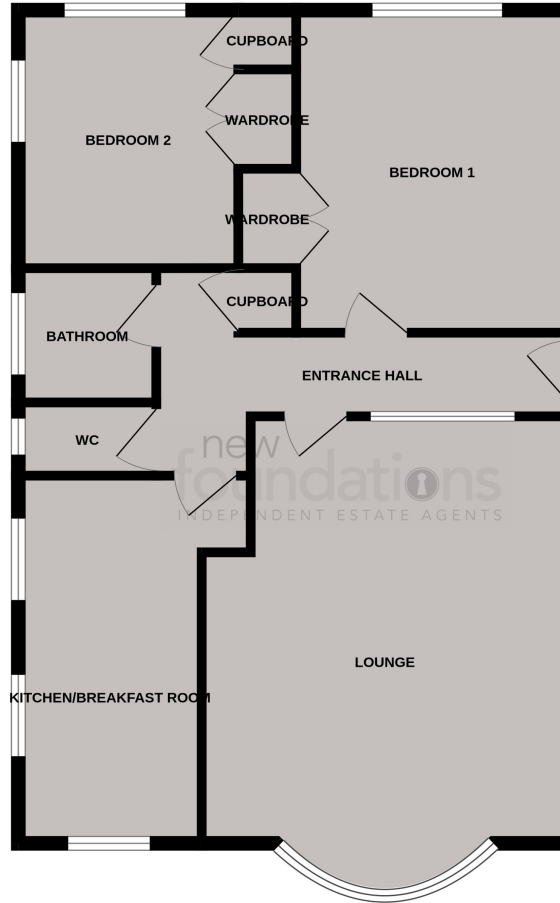
The property is set within well kept communal gardens, there is a communal washing dryer area behind the garages.

### NB

We have been advised of the following;  
999 year lease from 1969  
Share of Freehold  
£1800 per annum service charge

# 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>		<b>74</b>
(55-68)	<b>D</b>	<b>59</b>	
(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	

