



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 4, 30 Collington Avenue, Bexhill-on-Sea, East  
Sussex TN39 3NE  
**£220,000**  2 Bedroom  1 Bathroom  1 Reception







## AT A GLANCE...

This exceptional first floor apartment features abundant character & charm amongst modern fixtures & fittings with no onward chain and a share of freehold!

Situated on the first floor of this converted building in the increasingly popular Collington area of west Bexhill, accommodation in brief comprises; A communal entrance hall with stairs to the first floor. The welcoming entrance hall leads through to the spacious dual aspect lounge/diner with a feature fireplace, bay window and access out to the west facing balcony. The stunning newly fitted kitchen has a range of wall units and base units, fully equipped with an integral fridge/freezer, oven, induction hob and dishwasher.

Additionally, there is a fully tiled bathroom suite and two bedrooms. Furthermore, the apartment offers double glazing, gas central heating, a utility cupboard, communal gardens & communal parking.

To appreciate all the property has to offer in full, your early viewing is highly recommended!

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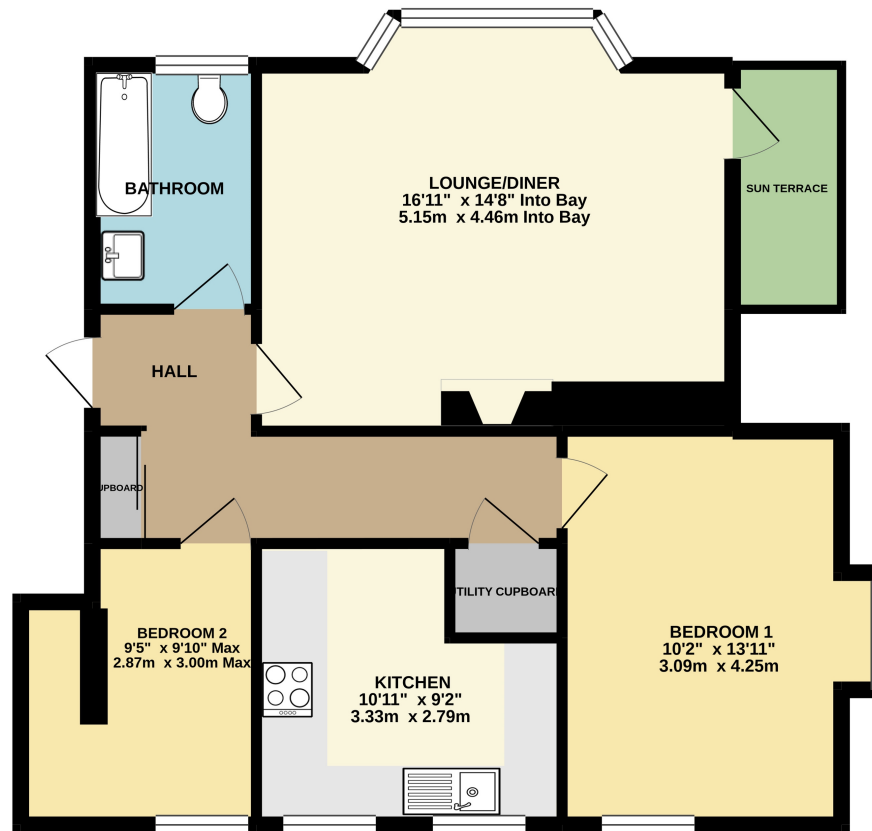
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### Key Features:

- First Floor Apartment
- West Facing Balcony
- Increasingly Popular Collington Location
- Communal Gardens
- Share Of Freehold
- Two Bedrooms
- Modern Kitchen & Bathroom

GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



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TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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### Location

Situated in the sought-after Collington location in West Bexhill. Within a very short walk, you will find a Collington parade with a useful Tesco express, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.6 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

### Lease & Maintenance Information

TENURE - Share of freehold (managed in house)  
GROUND RENT - N/A  
MAINTENANCE CHARGE - £100 per month.

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