BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£180,000

Collier Court, Cooden Sea Road, Bexhill-on-Sea, East Sussex TN39 4SJ

2 Bedroom | 1 Bathroom | 1 Reception

REGGIE

AT A GLANCE...

An excellent opportunity to acquire a beautiful apartment in the heart of Little Common Village with no onward chain and a garage en-bloc. Located on the first floor of a well-maintained purpose-built building, the apartment comprises: A well-kept communal entrance hall with stairs to the first floor. The spacious living room/dining room features a box bay window and ample space for both dining room and living room furniture. The modern fitted kitchen features a range of matching wall units and base units with an integrated oven & hob and space for additional appliances. Both bedrooms are located at the rear of the apartment. Bedroom one has a built-in wardrobe, and bedroom two is a good-sized single bedroom. In addition to this, there is a bathroom suite with a separate cloakroom, gas central heating, and double glazing.

Key Features:

- First Floor Apartment
- Spacious Lounge/Diner
- Garage En-Bloc
- Two Bedrooms
- No Onward Chain
- Double Glazing & Gas Central Heating

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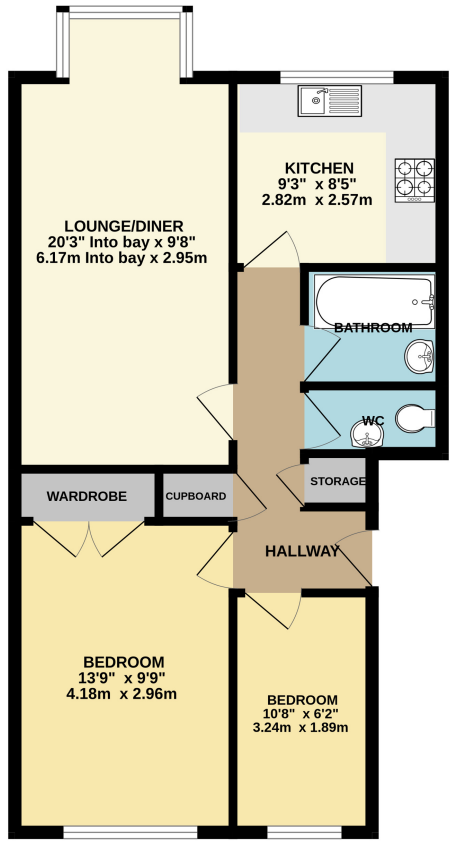
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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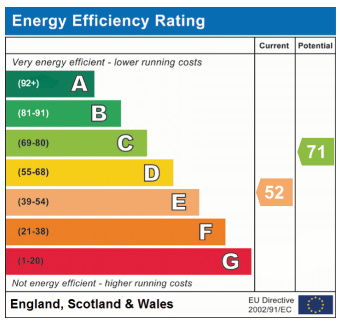
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures 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.



Lease & Maintenance Details

Tenure: Leasehold
Remaining Lease Term: 143 years
Ground Rent: £25.00 Per annum
Maintenance Charge: £460.50 every six months
Building Insurance - £491.56 per annum

Location

This property is located in the heart of Little Common Village, West Bexhill, in a very desirable area. The Village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest train station is Cooden Beach just approx 0.5 miles from the property. It offers regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria. Little Common primary School is within walking distance, currently rated as

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