



Flat 9 Belmaine Court, Collington Lane East, BEXHILL-ON-SEA, East Sussex, TN39 3RH  
A Spacious Two Bed Top Floor Apartment (Sold With No Chain) £225,000 - Leasehold Share of Freehold





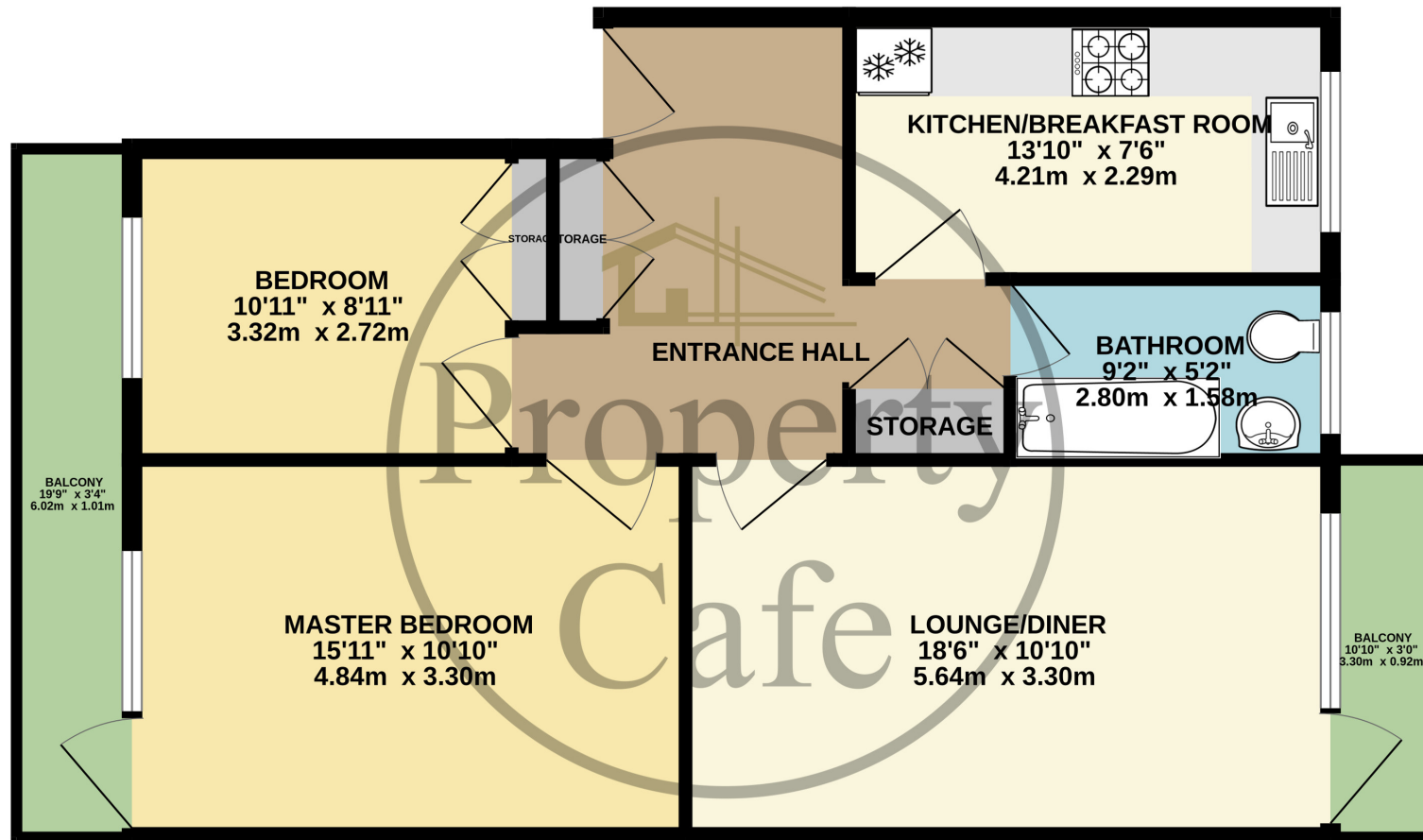


The Property Café are delighted to offer for sale this spacious Two Bedroom Second First Floor Purpose Built Apartment which belongs to an immaculately maintained 'Share Freehold' development located in the highly sought after West Bexhill area. Benefits & accommodation include: An communal entrance with double glazed entrance door leading into a well maintained communal hall with stairs to the second floor apartment entrance. A well presented inner hall offers ample space for a study area with good storage & access to: A spacious South facing lounge-diner with ample space to relax & entertain with a double glazed window to the rear offering a pleasant view with double glazed door that leads out to a good size South facing balcony with view across the communal garden. As the floor plan illustrates both the bedrooms are good size double rooms with the master bedroom having direct access to a full width balcony that enjoys views across the front communal lawn. The bathroom has a three piece suite and the kitchen offers ample storage, ample worktop space & indeed space for a breakfast table. As the adjacent photos will illustrate the apartment is well presented throughout being presented in a neutral colour scheme with coordinated carpets & floor coverings. Additional benefits include: Double glazing throughout, gas fired central heating, an allocated parking space plus further visitors parking, lovely communal gardens with an enclosed communal recycling area. The apartment is offered for sale with NO ONWARD CHAIN and your earliest viewing is highly recommended.

For additional details or to arrange a viewing please contact our Bexhill Team 01424 224488



**GROUND FLOOR**  
**758 sq.ft. (70.4 sq.m.) approx.**



**TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2057.69  
**Parking Types:** Private.  
**Heating Sources:** Central. Double Glazing. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (73)  
**Annual Service Charge:** 1200  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A Spacious Second Floor Apartment \* Two Good Size Double Bedrooms \* Spacious South Facing Lounge-Diner \* Two Private Balconies (Front & Rear) \* Modern Kitchen With Ample Units & Good Size Modern Bathroom \* Spacious Hall With Ample Storage \* Well Kept Communal Areas & Grounds \* Allocated Parking Space (Plus Visitors Parking) \* Sought After West Bexhill Location \* Long Lease & Share Of Freehold \* Offered For Sale With NO CHAIN ...





The property is situated in a highly sought after West Bexhill / Collington location, within the West Bexhill area within easy access of both Bexhill Town Centre & Little Common village. The new 'link' road is very close by which of course dramatically reduces the travel time to the conquest Hospital and access to the main A21 road to London. As you may note the property is within easy walking distance to Collington train station that offers a regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent with Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity. For any additional details about the general area or the facilities available.

Please call our Bexhill Sales team for additional information on 01424 224488.

- Spacious Second Floor Apartment
- Two Good Size Double Bedrooms
- Spacious South Facing Lounge-Diner
- Two Private Balconies (Front & Rear)
- Modern Kitchen With Ample Units
  - Good Size Modern Bathroom
- Spacious Hall With Ample Storage

- Well Kept Communal Areas & Grounds
- Allocated Parking Space (Plus Visitors Parking)
  - Two Very Spacious Double Bedrooms
  - Sought After West Bexhill Location
  - Long Lease & Share Of Freehold
  - Offered For Sale With NO CHAIN