



Flat 2, 55 Collington Avenue, Bexhill-  
on-Sea, East Sussex TN39 3NB





## PROPERTY DESCRIPTION

CHAIN FREE. A very special two bedroom and two reception rooms ground floor purpose built apartment situated in the sought after Collington area of Bexhill. The accommodation is extremely bright and spacious and comprises; communal entrance, private entrance hall with internal access to the garage, south facing bay fronted lounge, dining room with door leading to the garden area, fitted kitchen/breakfast room, two good size double bedrooms, modern shower room with WC and additional cloakroom/WC. Outside there is a south facing garden with patio area. EPC - D.

## FEATURES

- Two Bedroom Ground Floor Purpose Built Apartment
- Two Reception Rooms
- Bay Fronted Southerly Aspect Lounge
- Sought After Collington Location
- Share Of Freehold
- Garage With Internal Access & Electric Up And Over Door
- South Facing Garden With Patio Area
- Shower Room With WC & Additional Cloakroom With WC
- Chain Free
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door.

### Entrance Hall

A good size entrance accessed via private front door, ceiling coving, radiator, internal door leading to the garage, entry-phone handset, large airing cupboard with shelving and hot water cylinder.

### Lounge

17' 11" x 13' 11" (5.46m x 4.24m) A bright and spacious room with double glazed bay window overlooking the rear and benefitting from being of a southerly aspect, ceiling coving, three radiators, sky/television point, feature decorative fireplace with electric fire, double doors leading to the dining room.

### Dining Room

13' 6" x 10' 6" (4.11m x 3.20m) Double glazed window to the rear and door leading to the south facing patio area, ceiling coving, radiator, serving hatch.

### Kitchen

15' 3" x 9' 5" (4.65m x 2.87m) Double glazed window overlooking the rear, a range of working surfaces with inset double sink and drainer unit with mixer tap, inset four ring Bosch electric hob, a range of matching wall and base cupboards with fitted drawers, space for three under-counter appliances, built-in eye level double oven and grill, broom cupboard, wall mounted gas fired boiler, radiator, space for breakfast table.

### Bedroom One

15' 3" x 11' 0" (4.65m x 3.35m) Double glazed window to the rear, ceiling coving, a range of built-in cupboards including overhead storage, radiator.

### Bedroom Two

16' 2" into wardrobes x 12' 0" (4.93m into wardrobes x 3.66m) Double glazed window to the front, ceiling coving, a range of built-in cupboards including overhead storage, radiator.

### Shower Room & WC

7' 1" x 6' 8" (2.16m x 2.03m) Double glazed frosted glass window to the front, low level WC, wash hand basin with cupboard under and mixer tap, large walk-in shower cubicle with Mira electric shower over, heated towel rail.

### Cloakroom/WC

7' 1" x 3' 6" (2.16m x 1.07m) Double glazed frosted glass window to the front, low level WC, pedestal wash hand basin, radiator, built-in corner cupboard.

### Garage

19' 1" x 9' 0" (5.82m x 2.74m) Accessed via electric up and over door and internal door from the hallway, various power points and lighting.

### Outside

The private garden area benefits from being of a southerly aspect.

Adjacent to the rear of the property there is an extensive patio area ideal for entertaining. There is a lawned area with well planted flower beds beyond.

### NB

We have been advised of the following;  
Ground Rent £30 per annum (not currently collected)

999 year lease from 1969

Share of Freehold

£1324 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
Very energy efficient - lower running costs			
(92+)	A	67	71
(81-91)	B		
(69-80)	C		
(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	

