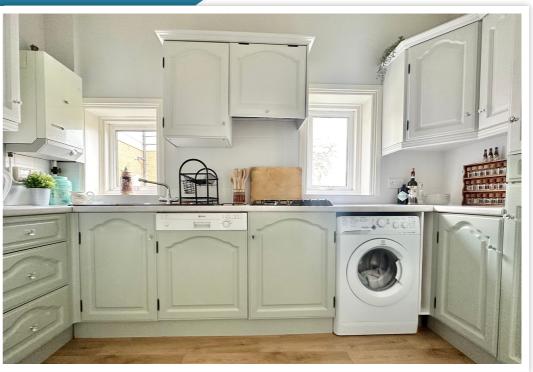




Tel: 01424 233330

£310,000 Flat 3 Lake House, Collington Lane West TN39 3XB
Offers in region of









AT A GLANCE...

This impressive ground floor apartment is located within walking distance of the popular village of Little Common with no onward chain. Located on the ground floor of a prestigious building dating back to 1902 with character and charm, the apartment includes; A private entrance leading to the generously sized dual aspect lounge/diner with a feature fireplace. The fitted kitchen benefits from newly laid flooring, an integrated eye-level oven, gas hob, dishwasher and fridge/freezer. The apartment boasts two large double bedrooms, the master bedroom features a dual aspect, a dressing area and an en-suite shower room. Additionally, the apartment has a garden room and a bathroom suite with newly laid flooring. Furthermore, the property benefits from gas central heating, double glazing, an allocated parking space and a private courtyard garden.









Flat 3 Lake House, Collington Lane West, Bexhill-on-Sea, East Sussex, TN39 3XB



Key Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- · Share Of Freehold

- Private Courtyard Garden
- Prestigious Building Full Of Character & Charm
- Allocated Parking Space
- No Onward Chain



GROUND FLOOR 1217 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

White overy attempt has been made to ensure the accuracy of the floorplan contained there, measurements of doors understook, cross and any other leans are approximate and no responsibility is taken from 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 be netsed and no guarantee as to their operability or efficiency can be given.

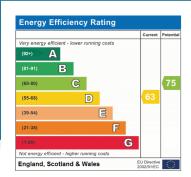
And even the Mercox 60255



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.







Flat 3 Lake House, Collington Lane West, Bexhill-on-Sea, East Sussex, TN39 3XB

2 Bedroom 2 Bathroom 1 Reception

Lease & Maintenance Information

Tenure - Share of freehold Lease Term - 125 years from 1995 Maintenance Charge - 2023/2024 £1040 per annum.

Location

The property is within walking distance from the popular village of Little Common with a range of independently owner shops, Doctors Surgery, Dentist and a Tesco Express. A very short walk from the apartment you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. The closest mainline railway station is Bexhill offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

