



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£310,000** Flat 3 Lake House, Collington Lane West TN39 3XB  
🛏️ 2 Bedroom 🛁 2 Bathroom 🛋️ 1 Reception  
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.



### Key Features:

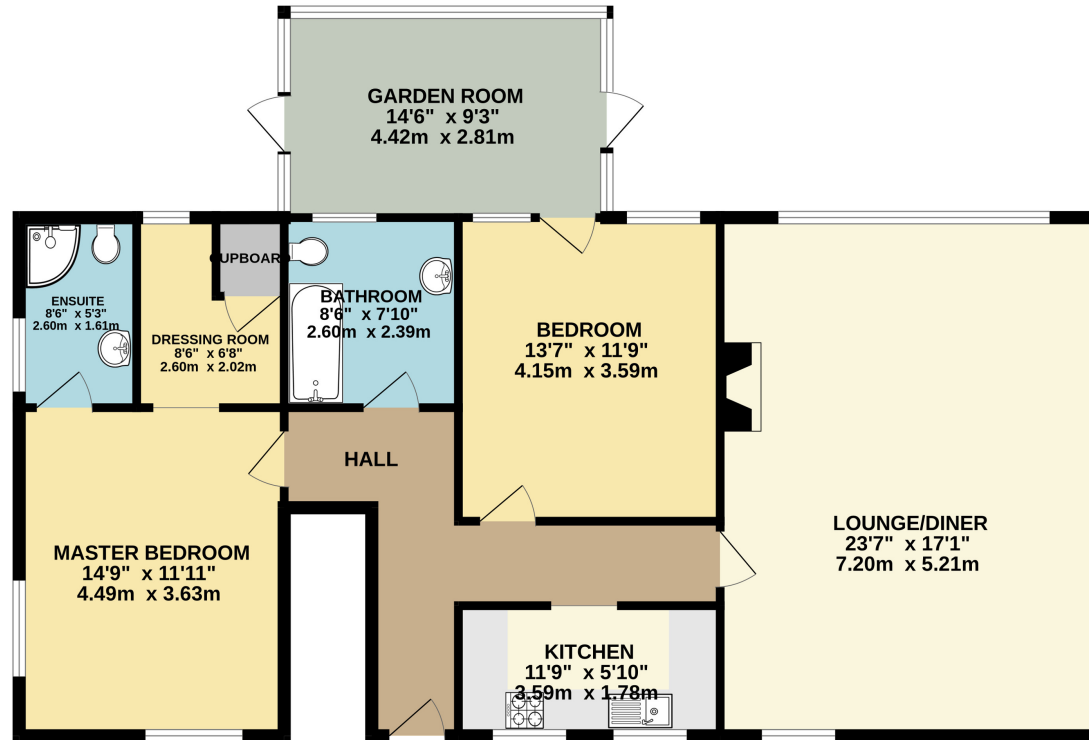
- Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Share Of Freehold
- Private Courtyard Garden
- Prestigious Building Full Of Character & Charm
- Allocated Parking Space
- No Onward Chain

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



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 75        |
| (55-68)                                     | <b>D</b> | 63                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

### 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.

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