



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£210,000** 21b Harewood Close, Bexhill-on-Sea TN39 3LX  
Offers over 2 Bedroom 1 Bathroom 1 Reception







## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this recently refurbished two bedroom apartment. Situated on the first floor of this well maintained purpose built block in Collington, the apartment offers beautifully presented accommodation comprising; Communal entrance with stairs and lift access to the first floor. Entrance hall leading to the lounge/diner with ample space for both living room and dining room furnishings and a door opening out to the south facing balcony with distant sea views. Recently re-fitted modern kitchen with an integral oven/hob and space for further appliances. Two good sized double bedrooms, both with fitted wardrobes and a modern fitted bathroom suite. Additional benefits to include; Double glazing, gas central heating (new boiler 2019) and modern fixtures and fittings throughout. To appreciate the property in full, your earliest viewing comes highly recommended, please call Bexhill Estates on (01424) 233330.



21b Harewood Close, Bexhill-on-Sea, East  
Sussex, TN39 3LX

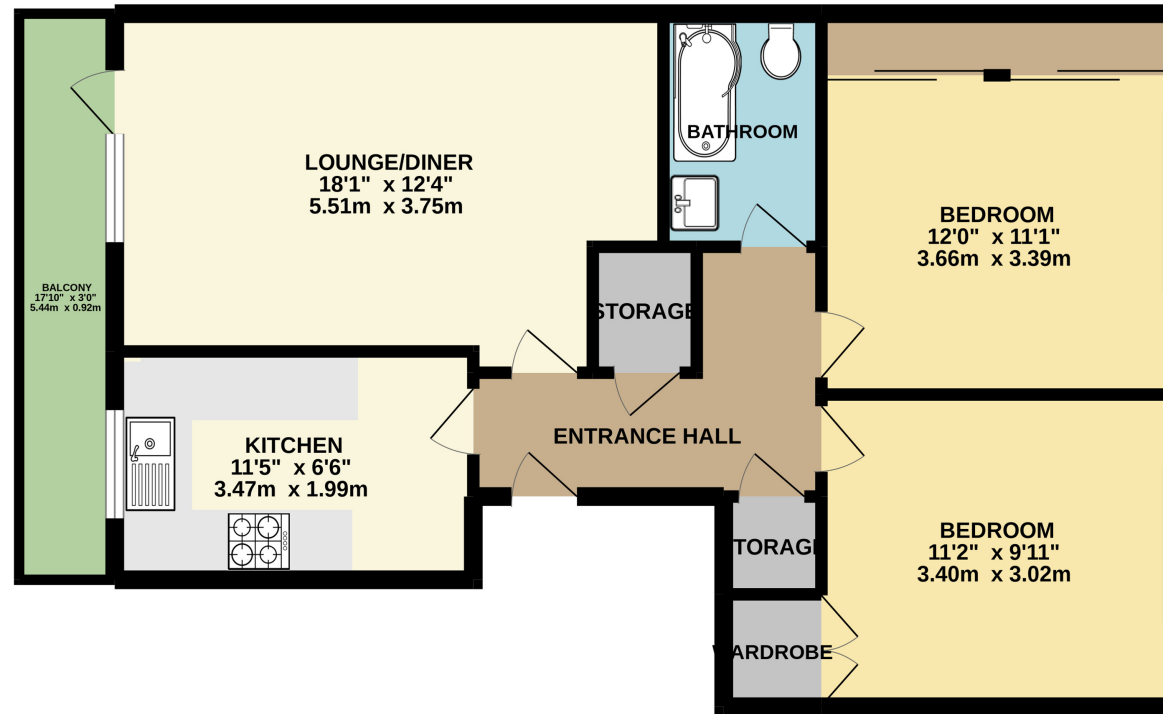
 2 Bedroom  1 Bathroom  1 Reception

### Key Features:

- First Floor Purpose Built Apartment
- Lounge/Diner
- Recently Refurbished
- Two Double Bedrooms
- Modern Fitted Kitchen & Bathroom
- South Facing Balcony

  
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GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

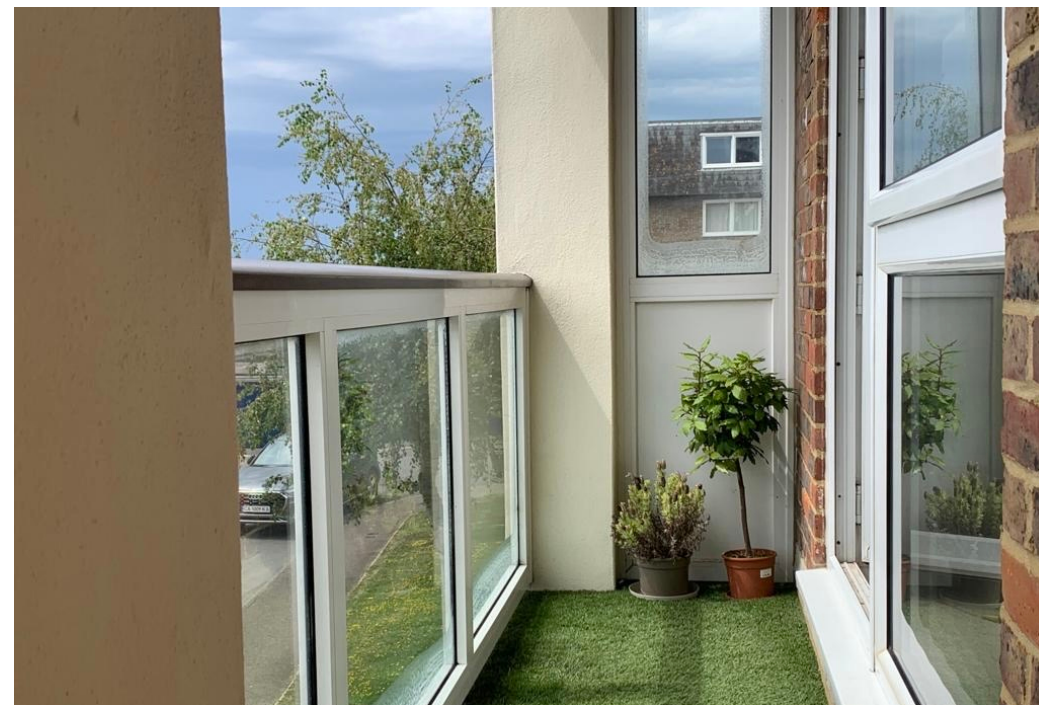


TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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 - Leasehold  
 Lease Term - 950 years remaining on the lease (999 years from 29th of September 1972)  
 Ground Rent - £50 a year, payable every July  
 Service charge - £1795.77 (1 Jul 2022 - 30 Jun 2023) - includes Water bills, building / home insurance, weekly communal area cleaning, garden maintenance, window cleaning, plus saving for renovation works.  
**NO PETS ALLOWED**

Although the property does not come with parking, there is an option to rent a space for £25 per annum.

### Location -

The apartment is situated in the favourable Collington location in West Bexhill. Close by you will find Collington train station with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bexhill Town Centre is just 0.7 miles away and the seafront is just 1 mile away.

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