



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£249,950** Collington Avenue, Bexhill-on-Sea, East Sussex TN39  
Offers over 2 Bedroom 2 Bathroom 1 Reception







## AT A GLANCE...

An impressive split-level maisonette located in Collington, walking distance from the town centre and seafront promenades with stunning distant sea views. The apartment boasts a wealth of natural light and beautifully presented accommodation which includes; A dual aspect lounge and a modern fitted kitchen/diner with a range of matching wall units and base units. In the kitchen, there is a built-in oven & hob, as well as room for appliances and a dining table & chairs. The apartment boasts two double bedrooms, one with an en-suite bathroom and another with an adjacent shower room. Furthermore, there is a large walk-in eaves storage cupboard, double glazing and a share of freehold.



### Key Features:

- First & Second Floor Maisonette
- Two Double Bedrooms
- No Onward Chain
- Share Of Freehold
- Distant Sea Views
- Two Bathrooms
- Popular Collington Location
- Beautifully Presented Throughout

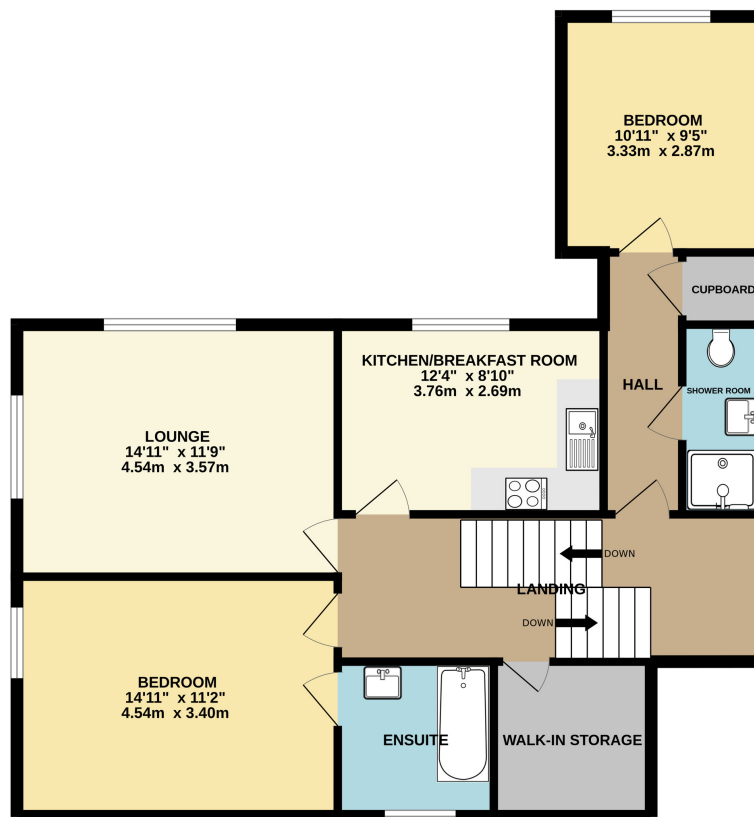
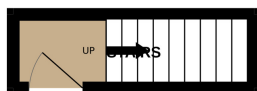
Flat 3, 41 Collington Avenue, Bexhill-on-Sea,  
East Sussex, TN393PX

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FIRST FLOOR  
38 sq.ft. (3.6 sq.m.) approx.

SECOND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         | 69        |
| (39-54)                                     | <b>E</b> | 49      |           |
| (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 2022

Maintenance Charge - As & when required

Ground Rent - N/A.

### Location

The property forms part of a conversion block in the sought-after Collington location in West Bexhill. Within a very short walk, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.5 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.2 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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