



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£190,000 Flat 7 Redford Court, Collington Lane East TN39 3RH
Offers Over 2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This modern apartment comes with a private balcony, low maintenance costs, no chain and a share of freehold. The apartment is located on the second floor of a well-maintained purpose-built block in the popular Collington neighbourhood of West Bexhill.

The apartment is being sold with no onward chain and boasts bright and well-proportioned accommodation that includes: A well-kept communal entrance hall with stairs to the second floor. The spacious inner entrance hall leads to the modern fitted kitchen with matching base units. Integrated appliances include an induction hob with extractor over, an oven and space for further appliances.

Living room and dining room furniture can be accommodated in the lounge, which has a door to the private balcony. Additionally, the apartment features two double bedrooms, a bathroom suite, storage cupboards, and a private part-boarded loft.

Furthermore, there is 'tilt & turn' double glazing throughout the property, energy efficient storage heaters, a modern fitted consumer unit, some power points with USB sockets. Conveniently located at the rear of the building are all the communal bins, recycling, allocated parking and communal gardens to the front & rear. The flat benefits from a spacious allocated parking space ideal for a modern SUV.

Flat 7 Redford Court, Collington Lane East,
Bexhill-on-Sea, East Sussex, TN39 3RH

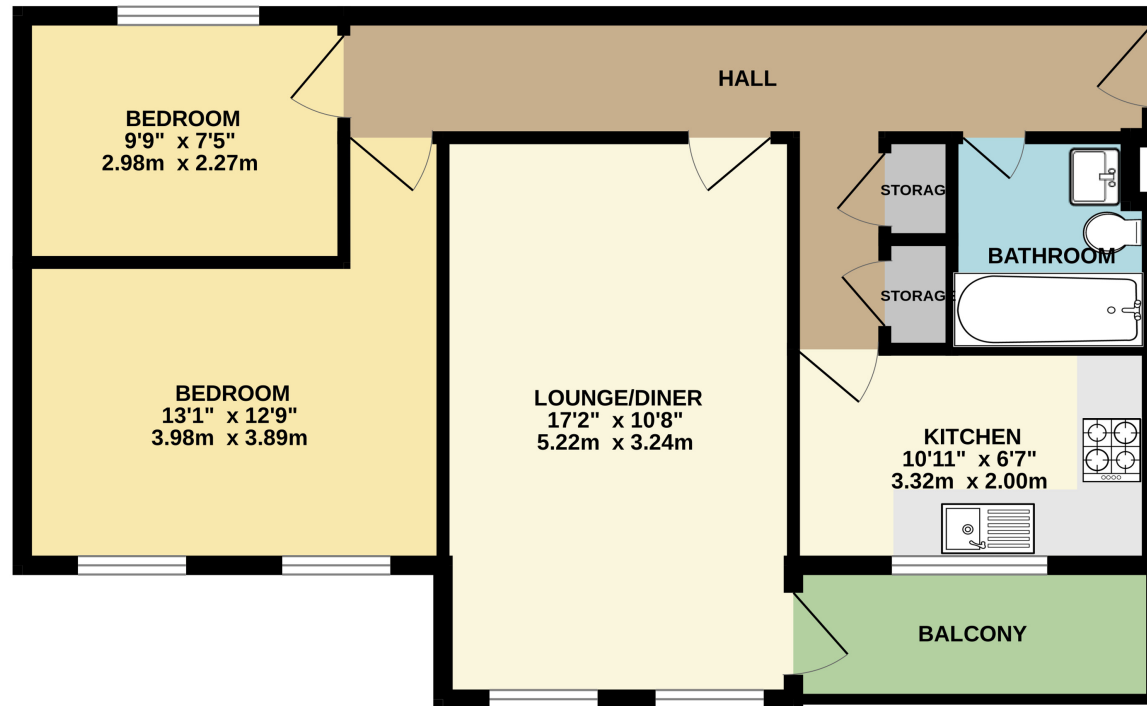
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Modern Purpose Built Apartment
- Private Balcony
- Popular Collington Location
- Allocated Parking
- Long Lease Term
- Share Of Freehold
- Two Double Bedrooms
- Modern Fitted Kitchen
- Loft Storage Space
- Reasonable Maintenance Charge
- Modern Highly Efficient Storage Heaters

SECOND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

The property is located in the popular Collington area of West Bexhill. Within a short walk of the property, you will find a Collington parade with a useful Tesco express, Hairdressers and Doctors' surgery. Just over a mile from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill town centre and the seafront promenades are close by. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

Lease & Maintenance Information

Tenure - Leasehold share of freehold. All leaseholders own an equal share of Redford Residents Association (Bexhill) Limited
 Lease term - Approx. 963 years remaining
 Maintenance charge - Approx. £500-£600 paid six monthly.

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