



Flat 9 Collington Lane East, Bexhill on Sea, East Sussex, TN39 3RH

A Spacious Two Bed Top Floor Flat NO CHAIN £200,000 - Leasehold Share of Freehold





Situated in the highly sought-after West Bexhill area, this spacious two-bedroom, one-bathroom flat on Collington Lane East offers an ideal blend of modern living and convenient location. Perfectly positioned on the second floor, the apartment benefits from a bright south-facing lounge-diner that fills the space with natural light, creating a warm and inviting environment perfect for relaxing or entertaining friends and family.

As you enter, you are welcomed by a generous hallway complete with ample storage space, thoughtfully designed to keep your living areas free from clutter. The modern kitchen boasts an array of well-appointed units, providing plenty of workspace and storage, making meal preparation a joy whether you're a casual cook or a culinary enthusiast.

The property features two very spacious double bedrooms, both offering versatile space that can comfortably accommodate a variety of needs such as restful sleeping quarters, a home office, or additional storage. Complementing the bedrooms is a good-sized, contemporary bathroom, fully equipped to cater to your daily routines efficiently.

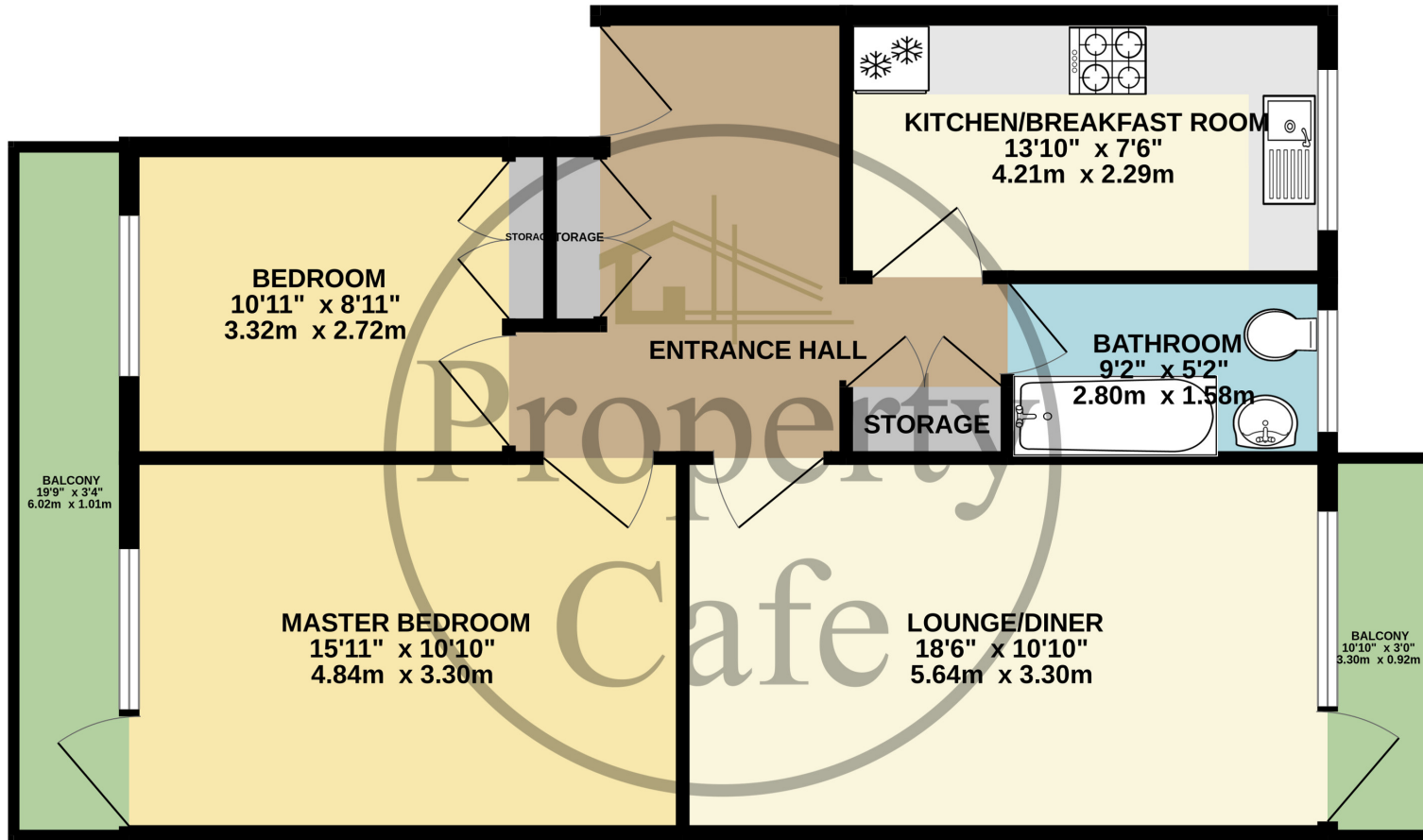
One of the standout features of this apartment is the presence of two private balconies—one to the front and one to the rear—providing the perfect spots to enjoy your morning coffee, soak up the sun, or unwind after a long day. These outdoor spaces add an extra dimension to the flat that is rare to find and highly sought after in this area.

The communal areas and grounds within the development are well maintained, contributing to the overall pleasant living experience here. Additionally, the property benefits from an allocated parking space plus visitors parking, an important convenience in this desirable location. With a long lease and share of freehold, this flat represents a secure and stable investment opportunity.



GROUND FLOOR

758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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Bedrooms: 2
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2057.69
Parking Types: Private.
Heating Sources: Central. Double Glazing. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Annual Service Charge: 1200
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A Spacious Second Floor Apartment * Two Good Size Double Bedrooms * Spacious South Facing Lounge-Diner * Two Private
 Balconies (Front & Rear) * Modern Kitchen With Ample Units & Good Size Modern Bathroom * Spacious Hall With Ample Storage *
 Well Kept Communal Areas & Grounds * Allocated Parking Space (Plus Visitors Parking) * Sought After West Bexhill Location * Long
 Lease & Share Of Freehold * Offered For Sale With NO CHAIN ...

The property is situated in a highly sought after West Bexhill / Collington location, within the West Bexhill area within easy access of both Bexhill Town Centre & Little Common village. The new 'link' road is very close by which of course dramatically reduces the travel time to the conquest Hospital and access to the main A21 road to London. As you may note the property is within easy walking distance to Collington train station that offers a regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent with Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity. For any additional details about the general area or the facilities available.

Please call our Bexhill Sales team for additional information on 01424 224488.

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 - Two Very Spacious Double Bedrooms
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