

Offers in Excess of £360,000 Leasehold Share of Freehold



Flat 1, 41 Collington Avenue, Bexhill-
on-Sea, East Sussex TN39 3PX



PROPERTY DESCRIPTION

An immaculately presented 2 bedroom split level garden flat situated in this sought after West Bexhill location. The property is ideally situated within a short walk of Collington train station and South Cliff beach whilst Bexhill Town Centre is only a mile away. Benefits include private entrance, separate W/C, sitting room overlooking the garden, dining room, reception hall/study, conservatory, refitted kitchen, master bedroom with en-suite, on the first floor there is a further double bedroom and additional shower room, off road parking, private south facing garden. EPC-E

FEATURES

- Split Level Ground Floor Flat
- Private South Facing Garden
- Private Entrance
- 3 Reception Rooms
- Conservatory
- 2 Bedrooms
- En-suite shower room
- Additional Shower Room
- Off Road Parking
- Council Tax Band C





ROOM DESCRIPTIONS

Entrance

Private double glazed front door to entrance hall. Door to ground floor cloak/WC.

Ground floor cloakroom/WC

Having low level WC, wash hand basin, cupboard under, tiled walls, double glazed frosted window, tiled floor, under storage cupboard.

Dining Room

11' 0" x 11' 6" (3.35m x 3.51m) With wood flooring, wall mounted panel heater, Victorian style fireplace, Dado rail, picture rail, opening through to the kitchen, French doors leading to the conservatory, further door lead leading to reception room/study

Inner Hall/Study

16' 3" x 9' 1" (4.95m x 2.77m) Having double glazed window overlooking the front of the property, feature Victorian style fireplace, wall-mounted panel heater, single built-in storage cupboard.

Sitting Room

18' 4" x 14' 2" (5.59m x 4.32m) A south facing room with double glazed French doors and side windows leading onto the raised decking with steps leading down to the garden, feature Victorian style fireplace, television point, range of built in storage units and display units, dado rail, picture rail, wall-mounted panel heater.

Conservatory

10' 9" x 10' 3" (3.28m x 3.12m) A south facing room having double glazed windows and French doors leading onto the raised deck, wall-mounted panel heater, wood affect flooring, wall lights.

Kitchen (installed in 2024)

19' 2" x 8' 11" narrowing to 6'5" (5.84m x 2.72m) Having been installed in 2024 fitted with 1 1/2 bowl sink unit with mixer tap and cupboard space below, built-in dishwasher, range of working surfaces with cupboards and drawers under, space for washing machine, tumble dryer, fridge/freezer, built in four ring electric hob with extractor hood over and cupboards and drawers below, matching wall mounted cupboards, tall unit housing double electric oven with storage above and below, further area of kitchen with working surface with cupboards and drawers below, wine rack, double glazed windows, spotlights,

Bedroom 1

13' 6" x 13' 3" increasing to 15'6" (4.11m x 4.04m) Double glazed window overlooking the front of the property, two built in wardrobes, built in dressing table unit, wall-mounted panel heater, picture rail.

Newly Fitted En-Suite

Large walk-in shower cubicle with independent Mira shower, glass screens, low-level WC, wash hand basin with mixer, tap, electrically, heated towel rail, spotlights.

First Floor Landing

Stairs rising to the first floor landing with double glazed window, study area, Door to first floor landing with wall-mounted electric heater, built in storage cupboard.

Newly Fitted Shower Room

With shower cubicle with glass screen, wash hand basin with mixer tap, low-level WC, frosted double glazed window Spotlight.

Bedroom 2

10' 0" x 9' 1" (3.05m x 2.77m) Double glazed window with southerly aspect with sea glimpse, wall-mounted panel heater, Picture rail.

Outside

To the front there is a private driveway, the gardens are laid to shingle.

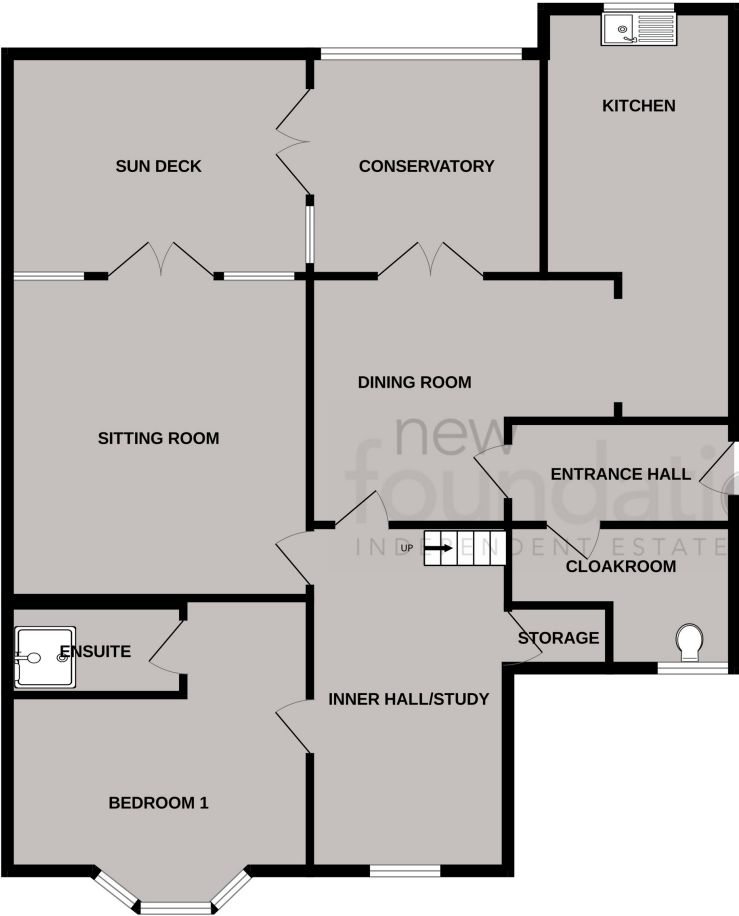
The principal gardens are located to the rear with a southerly aspect, raised area of decking, lower patio area, outside light outside tap, gated side access, area of lawn, flower and shrub borders, ornamental fish pond. There is a brick built workshop on one side approximately 18' x 4' with doors to the front and rear garden with various storage cupboards.

NB

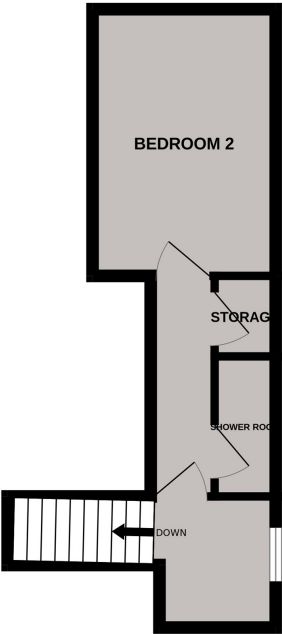
We have been verbally advised that the lease has 123 years remaining, there is 50 share in the freehold. Maintenance is done as and when need and this flat pays 33%

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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+)	A		66
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	39
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

