



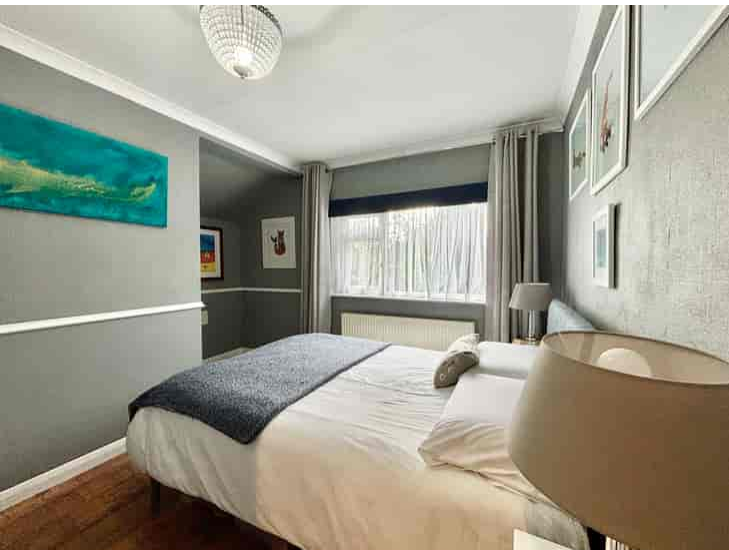
Flat 2, 33 Collington Avenue , Bexhill-on-Sea, East Sussex, TN39 3PX  
Spacious One Bedroom Garden Flat In A Convenient Central Location £199,950





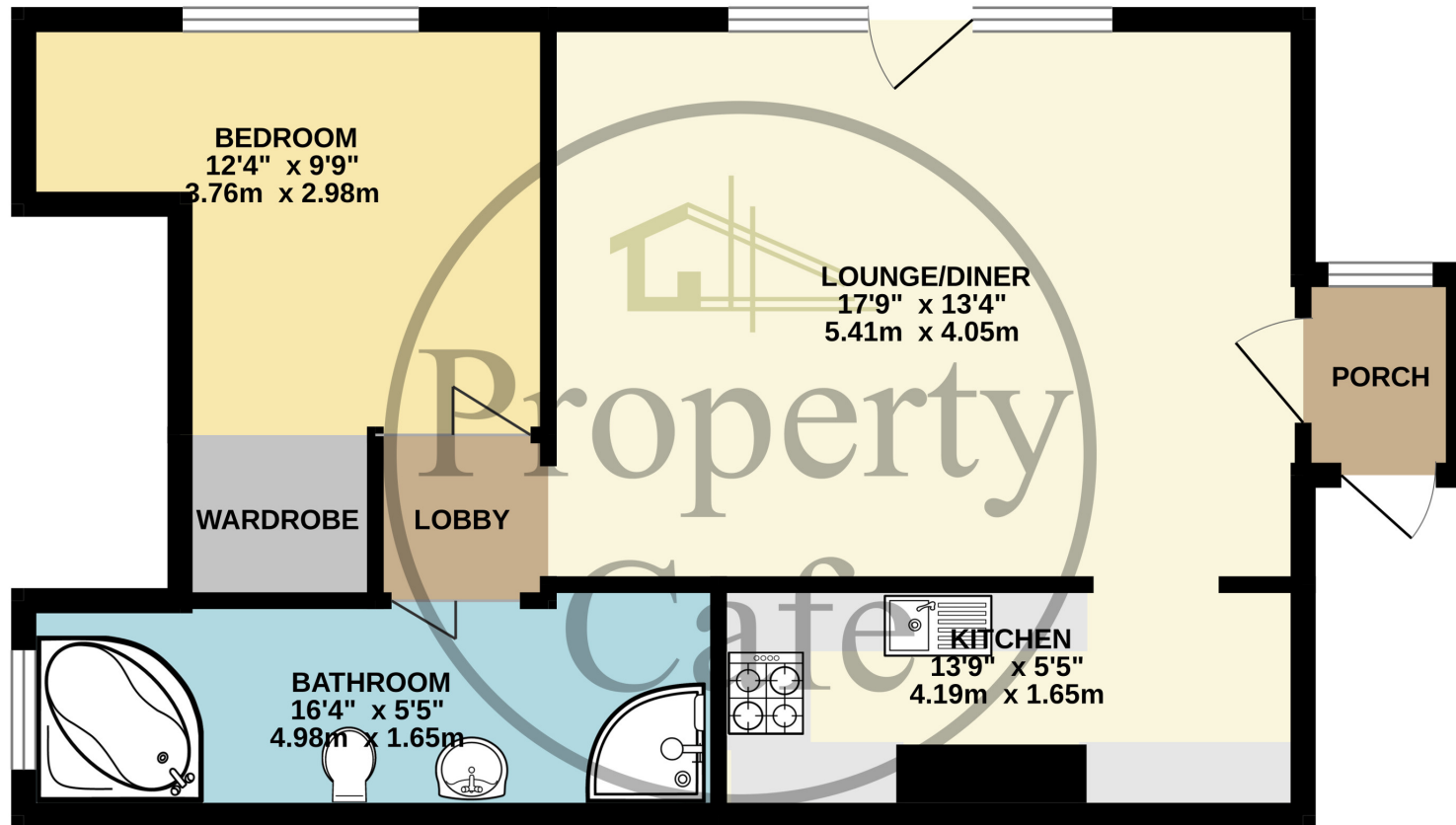
Property Cafe are delighted to present to the market this excellent one bedroom garden flat for sale positioned in a sought after area of Collington (Bexhill). Accommodation and benefits include; Own private front door and porch perfect for shoes & coats; Spacious lounge/diner with a door leading on the garden; Kitchen offering ample cupboard & worktop space in addition to an integrated electric oven & hob; Well proportioned double bedroom with additional alcoves offering excellent space for wardrobes & additional furniture; Modern fitted bathroom consisting of bath, separate shower cubicle, wash basin & WC. Externally this property boasts both an area of private garden currently fenced off as you will see from the accompanying photos and accessed directly from the lounge, in addition to a large communal lawn which is easily accessed and currently houses a shed. This property is offered for sale with no onward chain, a share of freehold and in excellent decorative order throughout. We recommend you view at your earliest convenience.

The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



# GROUND FLOOR

540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- One Bedroom Garden Flat For Sale
- Private Area Of Garden In Addition To Communal Gardens
  - Spacious Lounge/Diner
  - Well Proportioned Bedroom
  - Modern Fitted Bathroom

- Own Private Front Door
- Excellent Decorative Order Throughout
  - Share Of Freehold & Long Lease.
  - Sold With No Onward Chain
  - Viewing Highly Recommended