



Flat 1, 41 Collington Avenue, Bexhill-on-Sea, East Sussex, TN39 3PX  
Stunning Split Level Apartment With Private Garden (Share Freehold) £400,000







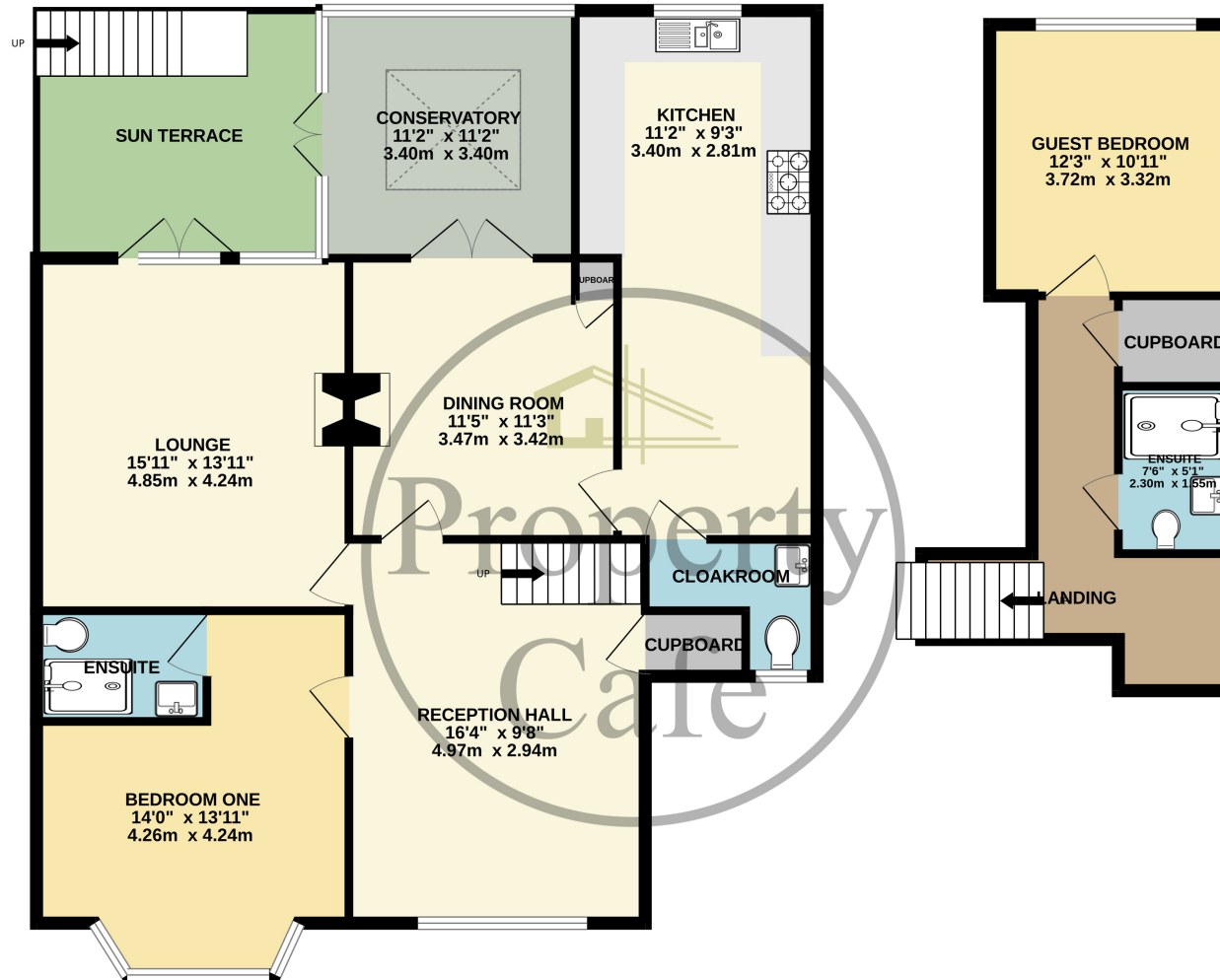


The Property Cafe are delighted to offer for sale this **Beautifully Presented Two Bedroom Split Level Garden Flat** with a private entrance to the side: Accommodation & Benefits Include: An immaculate entrance lobby giving access to a separate cloakroom W.C; Spacious dining room that offers ample space to relax & entertain; Good size conservatory over looking the rear garden; A beautifully presented sitting room with feature fireplace & patio doors leading out to the garden; Stunning newly fitted kitchen with a full range range of units & ample worktop space; A well sized reception hall area offering additional versatile living space; Master bedroom with en-suite shower room. On the first floor there is a spacious guest bedroom with its own en-suite shower room. As you may note from the adjacent photos the property has a pretty landscaped South facing rear garden which has a raised modern low maintenance composite decked area with steps down to a central lawn with ornamental pond to the rear, ready made concrete base for a shed of up to 12ftx8ft, in addition to a lean to worktop to the side of the apartment. To the front of the property there is off road parking and unrestricted street parking. The property itself additionally benefits from modern triple glazing, modern wifi controller-able electric heating, beautifully presented decoration throughout. The apartment is situated in a sought after Collington location within easy reach of Bexhill town centre, Collington mainline station & excellent local shopping facilities. The apartment is offered for sale with a long 123 year lease & 50% Share Of Freehold. For additional details or to arrange to view please contact our Bexhill sales team on 01424 224488



GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



HP59 - COLLINGTON AVENUE

TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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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The Property Cafe Is Delighted To Offer For Sale : A Stunning Split Level Apartment \* Two Double Bedrooms (Both With En-Suites) \* Three Spacious Reception Rooms \* Spacious Dining Room \* Sitting Room With Feature Fireplace & Patio Doors \* Reception Hall Area \* Newly Installed Fitted Kitchen \* Conservatory & Raised Decked Patio Area \* Lovely Private South Facing Rear Garden \* Triple Glazed Windows & Central Heating \* Beautifully Presented Decor Throughout \* Sought After Collington Location \* Off Road Parking \* Long Lease & Share Of Freehold \* .... Call 01424 224488 ...







50% Share of Freehold \*\* Remaining lease length - 123 years \*\* Maintenance charge - As & when (33% share of) \*\* Ground Rent - N/A

The property is situated in a highly sought after 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. 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.

- Stunning Split Level Apartment
- Two Double Bedrooms (Both En-Suite)
  - Three Reception Rooms
  - Spacious Dining Room
- Sitting Room With Feature Fireplace
- Newly Installed Fitted Kitchen Area
- Conservatory & Raised Decked Patio Area
- Lovely Private South Facing Rear Garden
- Triple Glazed Windows & Central Heating
  - Own Private Entrance Door
- Beautifully Presented Decor Throughout
- Concrete Base already in place in garden for 12ft x 8ft shed.
  - Sought After Collington Location.
  - Spacious & Flexible Accommodation
  - Long Lease & Share Of Freehold
- Internal Viewings Highly Recommended
  - Close To Shops & Mainline Station
  - As and when Maintenance charges
    - Off road parking

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01424 224488