






BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Colwall Court, Pages Avenue, Bexhill-on-Sea, East
Sussex TN39 3BF
£349,950  2 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

A generously sized ground floor apartment located under 140 yards to the beach at South Cliff with no onward chain. The apartment has been in the same ownership since new and boasts a private west facing courtyard garden and accommodations that include; A well-kept communal entrance with a video entry system. The spacious living room has a large bay window and feature flame effect remote control fireplace. The modern fitted kitchen features a range of matching wall units and base and space for a dining table. Integrated appliances include a dishwasher, washing machine, an eye-level oven and gas hob. In addition, the apartment has two large double bedrooms, one with an en-suite shower room and a door providing access to the private courtyard garden. Furthermore, there is a large walk-in storage cupboard, a bathroom suite, gas central heating, double glazing, a share of the freehold and an allocated parking space.



Key Features:

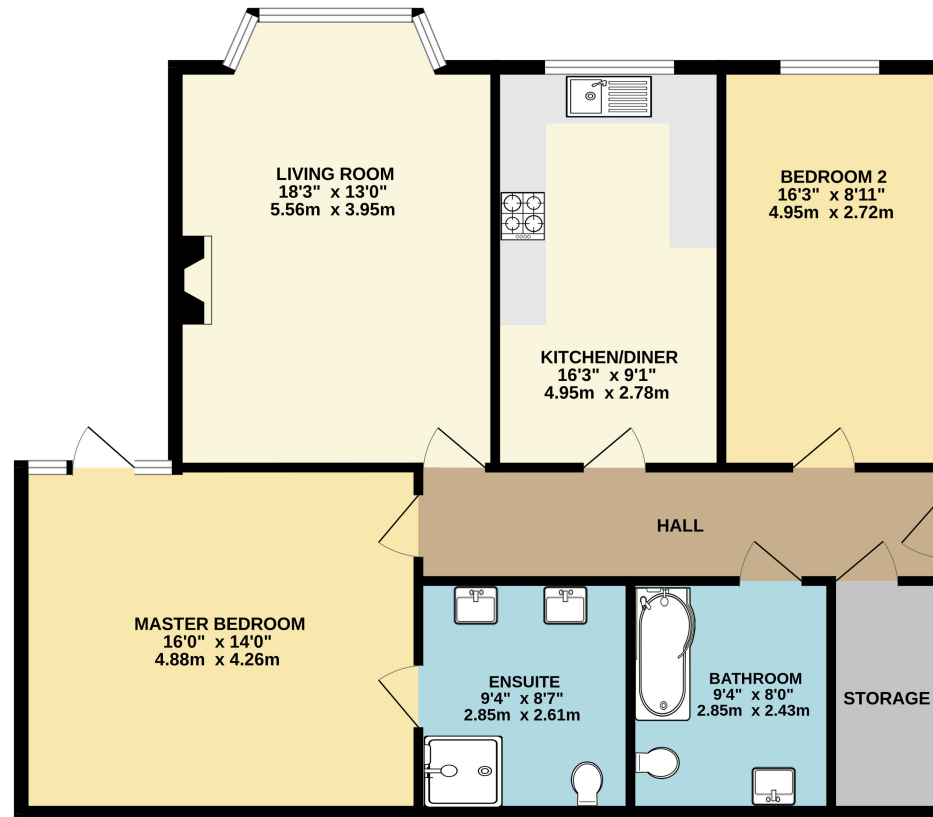
- Ground Floor Apartment
- Two Large Double Bedrooms
- Share Of Freehold
- Under 140 Yards To South Cliff Beach
- Private West Facing Courtyard Garden
- Two Bathrooms
- Allocated Parking Space
- No Onward Chain

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GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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Lease & Maintenance Information

Tenure - Share of freehold
Remaining lease term - TBC
Maintenance Charge - £363.00 payable every three months
Ground Rent - N/A.

Location

The property is very short walk to the beach at South Cliff, just under 140 yards! Bexhill Town Centre is over a mile and Collington Station 0.5 miles, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes and well-regarded Primary & Secondary Schools with 'Outstanding' OFSTED can be found within close proximity. Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe is close by. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult & Child football & cricket clubs and a sports bar. You will find local amenities in Collington including a Doctor's surgery, Pharmacy & Tesco Express.

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