



Tel: 01424 233330

Colwall Court, Pages Avenue, Bexhill-on-Sea, East £349,950 Sussex TN39 3BF 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.









Colwall Court, Pages Avenue, Bexhill-on-Sea, East Sussex, TN39 3BF





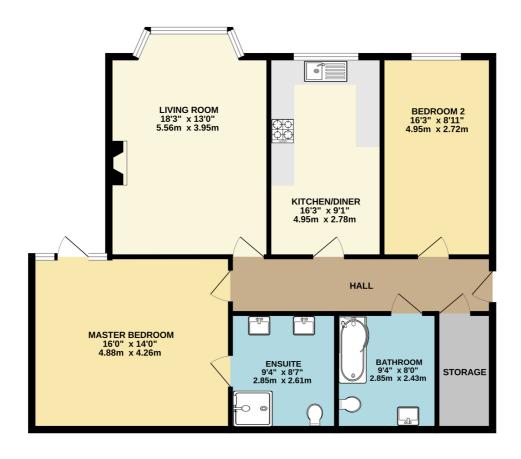
Key Features:

- Ground Floor Apartment
- Two Large Double Bedrooms
- Share Of Freehold
- Under 140 Yards To South Cliff
 Allocated Parking Space Beach
- Private West Facing Courtyard Garden
- Two Bathrooms

 - No Onward Chain



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

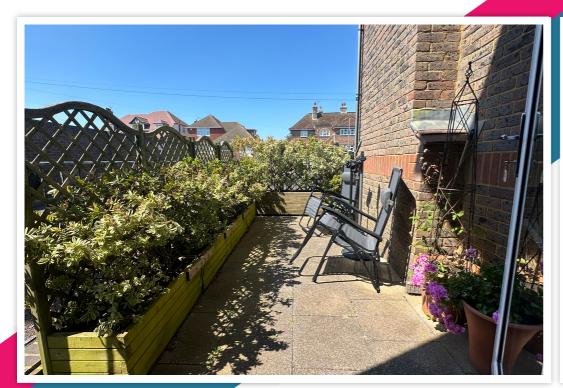


TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every altering has been made be ensure the accuracy of the Boropian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, specimes and applicate shown have not been tested and no guarantee as to their operability or efficiency can be given.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Lease & Maintenance Information

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

Colwall Court, Pages Avenue, Bexhill-on-Sea, East Sussex, TN39 3BF



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.

