



14a 1, Bodiam Court, Sutherland  
Avenue, Bexhill-on-Sea, East Sussex  
TN39 3QR





## PROPERTY DESCRIPTION

CHAIN FREE. A three- bedroom purpose-built GROUND FLOOR apartment ideally situated in the sought after Collington area of Bexhill and within a short distance of local shops and Collington Train Station. The accommodation comprises; communal entrance, private entrance hall, lounge with door to the rear, fitted kitchen, bathroom, separate WC and three bedrooms with one leading to a sun room. Outside, the property is to be sold with a good size area of PRIVATE GARDEN. Further benefits include; remainder of a long lease and small block of just four flats. EPC - D.

## FEATURES

- Three Bedroom Ground Floor Purpose Built Apartment
- Short Walk To Collington Train Station
- Remainder Of A Long Lease
- Chain Free
- Sought After Collington Location
- Vacant Possession
- Gas Fired Central Heating
- To Be Sold With A Good Size Private Garden To The Rear
- Small Block of Only Four Apartments
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal door.

### Entrance Hall

Accessed via private front door, storage cupboard, radiator.

### Lounge

15' 0" x 9' 10" (4.57m x 3.00m) Double glazed window and door to the rear with the latter leading to the garden, radiator, telephone point, dado rail.

### Kitchen

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed window to the rear overlooking the garden, recently fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, space for cooker, washing machine and fridge/freezer, a range of matching wall and base cupboards with fitted drawers, cupboard housing wall mounted gas fired boiler, radiator.

### Bedroom

14' 6" x 9' 10" (4.42m x 3.00m) Glazed window and door to the front with the latter leading to the sun room, feature decorative fireplace, radiator.

### Sun Room

9' 10" x 2' 8" (3.00m x 0.81m) Double glazed windows to the front.

### Bedroom

10' 10" x 8' 10" (3.30m x 2.69m) Double glazed window to the front, radiator.

### Bedroom/Study

8' 10" x 5' 5" (2.69m x 1.65m) Double glazed window to the side, radiator.

### WC

Double glazed frosted glass window to the side, low level WC.

### Bathroom

Double glazed frosted glass window to the side, panelled bath with mixer tap, fitted screen and shower over, wash hand basin with mixer tap, radiator, extractor fan, part tiled walls

### Outside

The property is to be sold with its OWN AREA OF PRIVATE GARDEN.

### NB

999 year lease from 1958

Service charge for the previous year approximately - £2250

The apartment will be sold with its own area of private garden to the rear and can be accessed from the lounge door.

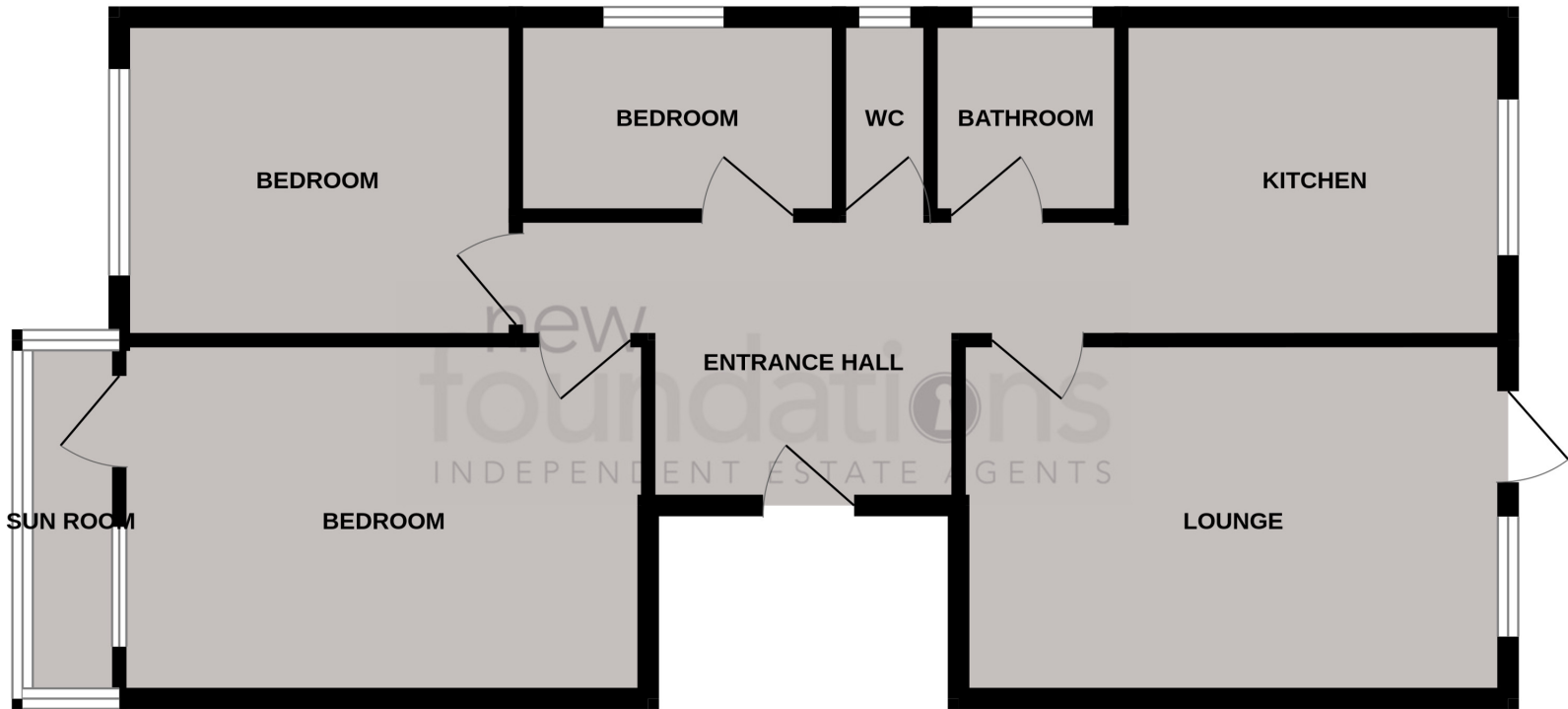
Ground Rent - £6.30 per annum

Pets Permitted

Subletting - With Freehold Permission



GROUND 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		65	78
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

