




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Tanglewood Coppice, Collington Lane West, Bexhill-on-Sea TN39 3SB

£325,000

 2 Bedroom

 1 Bathroom

 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this generously sized ground-floor apartment. Having recently been renovated, the apartment boasts bright and spacious accommodation that includes its own entrance porch leading to the inner hall. There are views of the communal gardens from the lounge as well as access to the garden. A modern fitted kitchen/dining area comes with matching wall units, base units, and laminate work surfaces. There is a recently fitted integral eye-level oven and an electric hob. In addition, there is space for further appliances and a dining table and chairs. The apartment has two large double bedrooms, one of which has built-in bedroom furniture and the other has a walk-in wardrobe. The property also features a newly installed shower room, a separate cloakroom, double glazing, and gas central heating. The property comes with a private south-west facing patio that opens onto communal lawns, a garage with power, a share of the freehold and NO ONWARD CHAIN!



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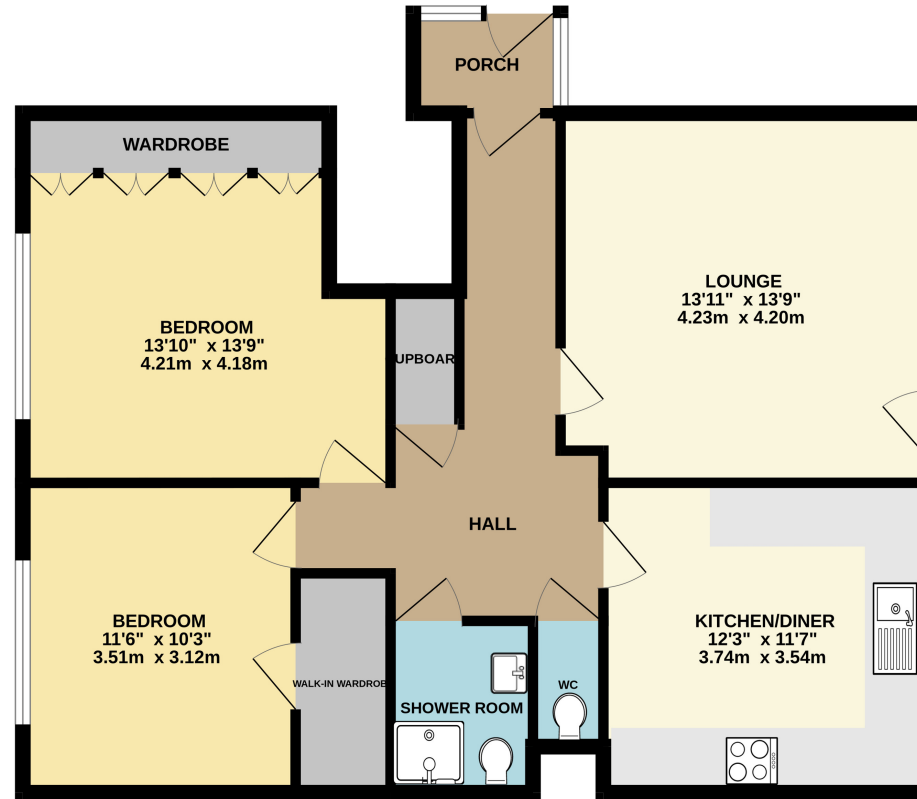
 2 Bedroom  1 Bathroom  1 Reception

Key Features:

- Ground Floor Purpose Built Apartment
- Two Large Double Bedrooms
- No Onward Chain
- Private Patio & Communal Gardens
- Little Common Location
- Share Of Freehold
- Recently Modernised
- Garage En Bloc


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GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (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 | |

Location

The property is located just 0.8 miles from the popular village of Little Common with a range of independently owner shops, Doctors Surgery, Dentist and a Tesco Express. A very short walk for the Bungalow you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.7 miles away. The closest mainline railway station is Bexhill offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Maintenance Information

Tenure - Share of freehold
 Maintenance charge - £450 quarterly
 Ground rent - N/A
 Residents association manage the property themselves.

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