



Flat 2, 33 Collington Avenue , Bexhill-on-Sea, East Sussex, TN39 3PX

Well Proportioned One Bedroom Ground Floor Garden Flat £189,950 - Leasehold Share of Freehold



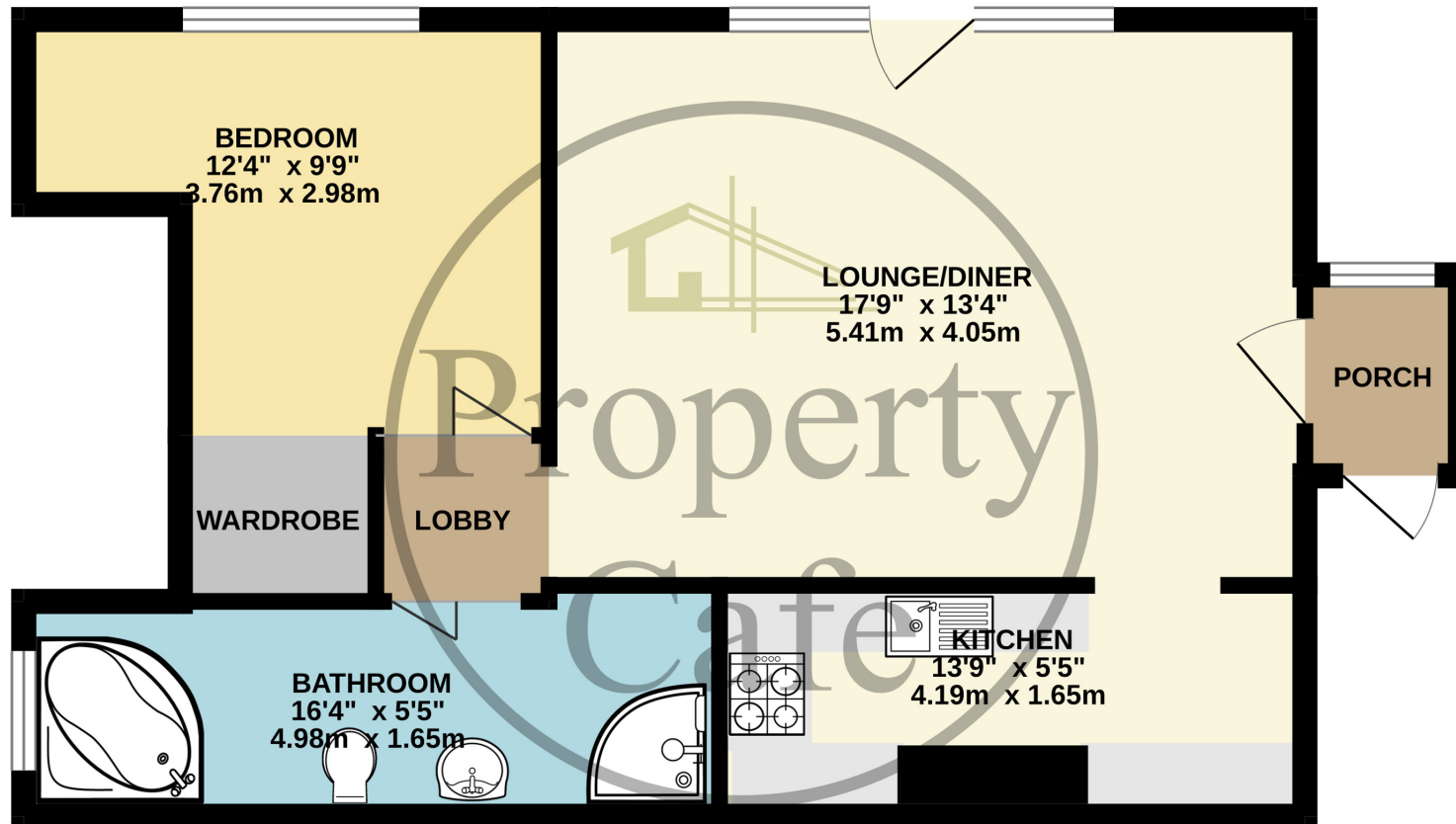


Property Cafe are delighted to present to the market this vast one bedroom, ground floor, garden flat for sale with it's own entrance and positioned in an incredibly sought after position of 'Collington' Bexhill. Accommodation and benefits include; Private entrance and own front door leading into a lobby giving access to the remainder of the flat; An extremely generous lounge/diner featuring high ceilings and giving access directly onto a private garden; Modern fitted kitchen offering ample cupboard & worktop space as well as an integrated electric oven & hob plus room for freestanding white goods; Well proportioned double bedroom with alcoves ideal for storage & wardrobes; Four piece bathroom suite comprising of a corner bath, separate shower cubical, wash basin & WC. Externally the property boasts a private, south facing rear garden and access onto a communal lawn which you also have use off. The property is offered for sale in good decorative order throughout, in neutral colour schemes, gas central heated, double glazed and with no onward chain. We recommend you view at your earliest convenience.

Share of Freehold \* Remaining Lease Length - 999 Years \* Service Charge - £900 Per Annum \* Ground Rent - N/A



**GROUND FLOOR**  
**540 sq.ft. (50.2 sq.m.) approx.**




**TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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**Bedrooms:** 1  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (61)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities in addition to excellent primary & secondary schools. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bedroom Garden Flat For Sale
  - Private Entrance
- Vast Lounge/Diner With High Ceilings
  - Modern Fitted Kitchen
  - Four Piece Bathroom Suite
- Private Area Of Garden & Use Of Communal Grounds
  - Gas Central Heated & Double Glazed
  - Sought After 'Collington' Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended