



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£310,000 57b Terminus Avenue, Bexhill-on-Sea TN39 3LY
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

Located in the sought-after Collington area of west Bexhill, this substantial first floor apartment occupies the first floor of a converted building. Natural light fills the apartment, which includes a south-facing balcony and a private entrance, as well as; An open plan lounge/diner with a feature fireplace and double doors opening out to the south-facing balcony. The dual aspect fitted kitchen features matching wall and base units with an integrated oven & hob. It also features space for appliances and a dining table and chairs. Additionally, the apartment has three large double bedrooms, a four-piece bathroom suite and a separate cloakroom. The property comes with a share of freehold and no onward chain. To appreciate the space this property offers and its location in full, your early viewing comes highly recommended!

57b Terminus Avenue, Bexhill-on-Sea, East Sussex, TN39 3LY

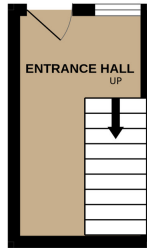
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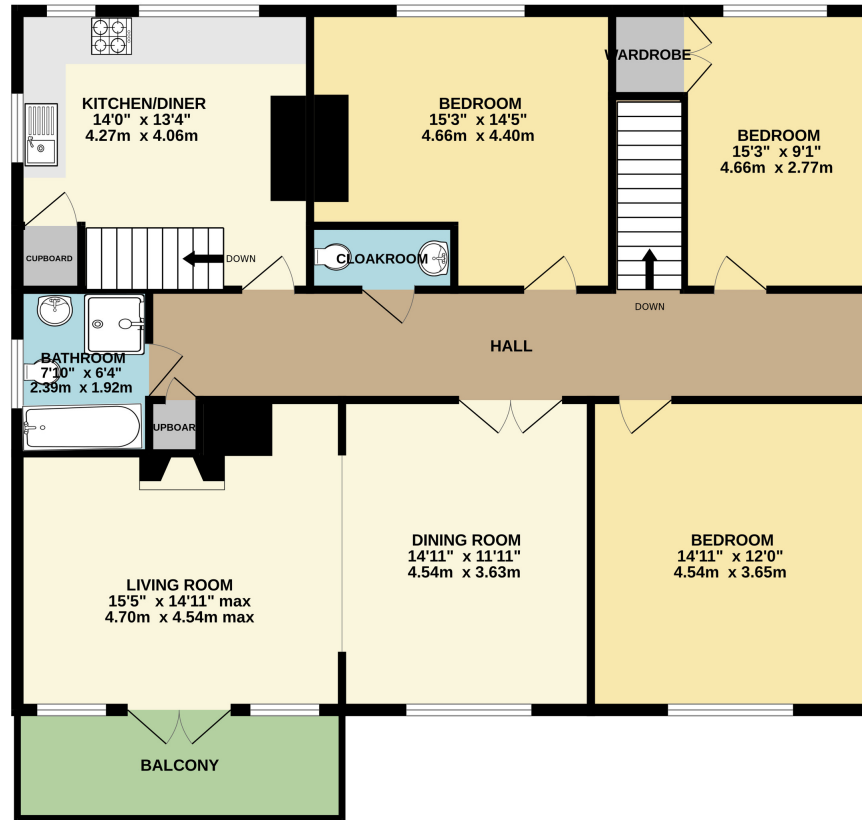
Key Features:

- Three Large Double Bedrooms
- Private South Facing Balcony
- Private Entrance
- Share Of Freehold
- Substantial First Floor Apartment
- Desirable Location
- No Onward Chain
- Four Piece Bathroom Suite

GROUND FLOOR
71 sq.ft. (6.6 sq.m.) approx.



FIRST FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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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.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | 72 | 77 |
| A | | |
| (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 | | |

Lease & Maintenance Information

Tenure - Share of freehold
 Lease term - 999 years from December 1993
 Ground rent - N/A
 Maintenance charge - As and when required
 Pets and sub-letting are permitted.

Location

Within a very short walk, you will find Collington parade with a useful Tesco express, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.7 miles away with a selection of day-to-day shops and well-regarded restaurants. The iconic seafront promenade is very close by along with Collington train station, just 0.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Well-regarded schools for all ages are also close by, together with bus routes.

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