



**Flat 1, 30 Collington Avenue, Bexhill-
on-Sea, East Sussex TN39 3NE**



PROPERTY DESCRIPTION

A character two bedroom ground floor converted flat ideally situated in the favoured Collington area of Bexhill which is within a short walk of local shops and train station whilst Bexhill Town Centre & seafront are approximately a mile away. The accommodation comprises; private entrance, open plan kitchen/entrance area, bay fronted lounge overlooking the communal garden, two double bedrooms, bathroom and separate WC. Outside there are well kept communal gardens and an ALLOCATED PARKING SPACE. To be sold with a share of freehold. EPC - C.

FEATURES

- Two Bedroom Character Flat
- Ground Floor Conversion
- Sought After Collington Location
- Allocated Parking Space
- Access Onto Well Kept Communal Gardens
- Walking Distance To Local Shops & Train Station
- Bay Fronted Lounge
- Private Entrance
- Open Plan Entrance/Kitchen Area
- Council Tax Band - B





ROOM DESCRIPTIONS

Private Entrance

Accessed via UPVC front door with double glazed inserts, further double glazed window, radiator, open plan to kitchen.

Kitchen

16' 11" max x 10' 3" max (5.16m max x 3.12m max) Spotlights, 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, fridge and freezer, a range of matching wall and base cupboards with fitted drawers, large cupboard with shelving and housing fuse box.

Lounge

13' 9" into bay x 12' 10" (4.19m into bay x 3.91m) Double glazed bay window overlooking the communal garden, radiator, picture rail, feature decorative fireplace, telephone point, parquet flooring.

Bedroom One

14' 10" into bay x 11' 6" (4.52m into bay x 3.51m) Double glazed bay window to the side, ceiling coving, radiator.

Bedroom Two

11' 10" max x 9' 11" (3.61m max x 3.02m) Double glazed window to the side, picture rail, radiator.

Bathroom

Double glazed patterned window to the side, panelled bath with fitted screen and electric shower over, pedestal wash hand basin, radiator, cupboard housing wall mounted gas fired boiler.

WC

Double glazed patterned window to the rear, low level WC, radiator, part tiled walls.

Allocated Parking Space

Located to the rear of the building

Outside

To the rear there is a well kept communal garden.

NB

We have been advised of the following;

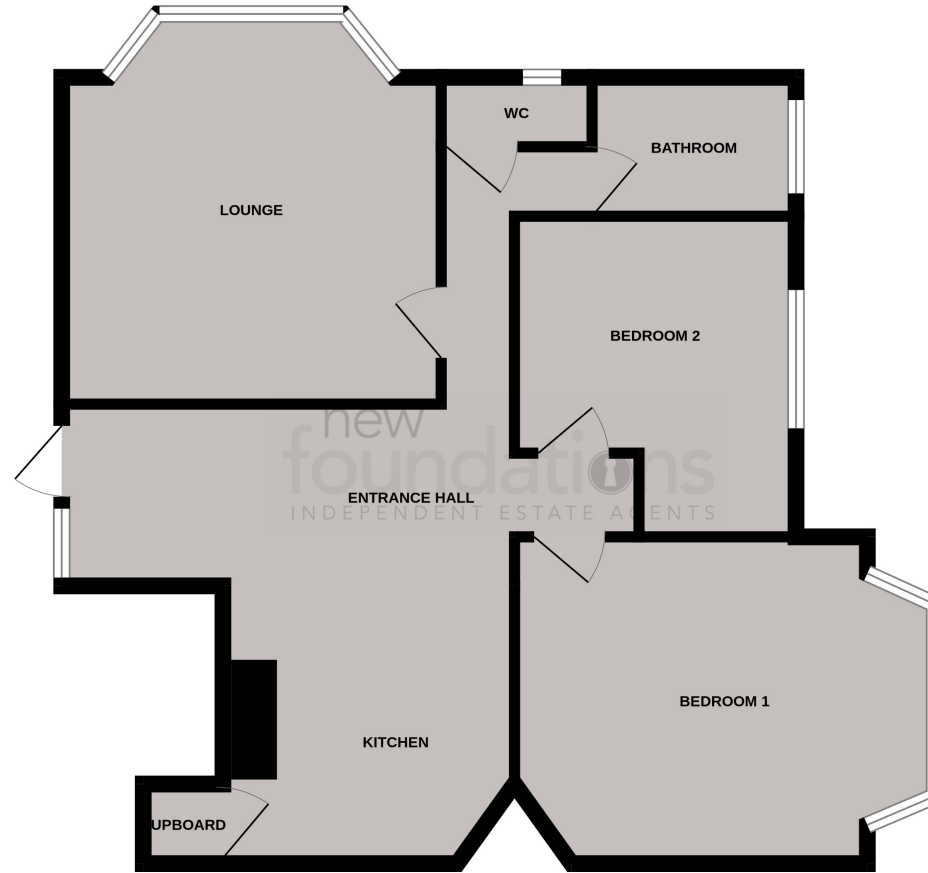
Share of Freehold

£100 per month service charge

Subletting is not permitted

FLOORPLAN

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

