



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 6 Collier Court, Cooden Sea Road, Bexhill-on-Sea,  
East Sussex TN39 4SJ  
**£220,000**  2 Bedroom  1 Bathroom  1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this first floor apartment, in the heart of Little Common Village with its local amenities, primary school, and close to transport links to Hastings, Eastbourne and Brighton. The apartment offers bright and spacious accommodation including a well-kept communal entrance hall with stairs to the first floor. A spacious hall leads to a lounge/diner with a feature bay window. A fitted kitchen with a range of wall and base units, with space for appliances and a breakfast table & chairs. Furthermore, the apartment benefits from two double bedrooms, a bathroom and separate WC. The apartment is being sold with a garage en-bloc and NO ONWARD CHAIN!



### Key Features:

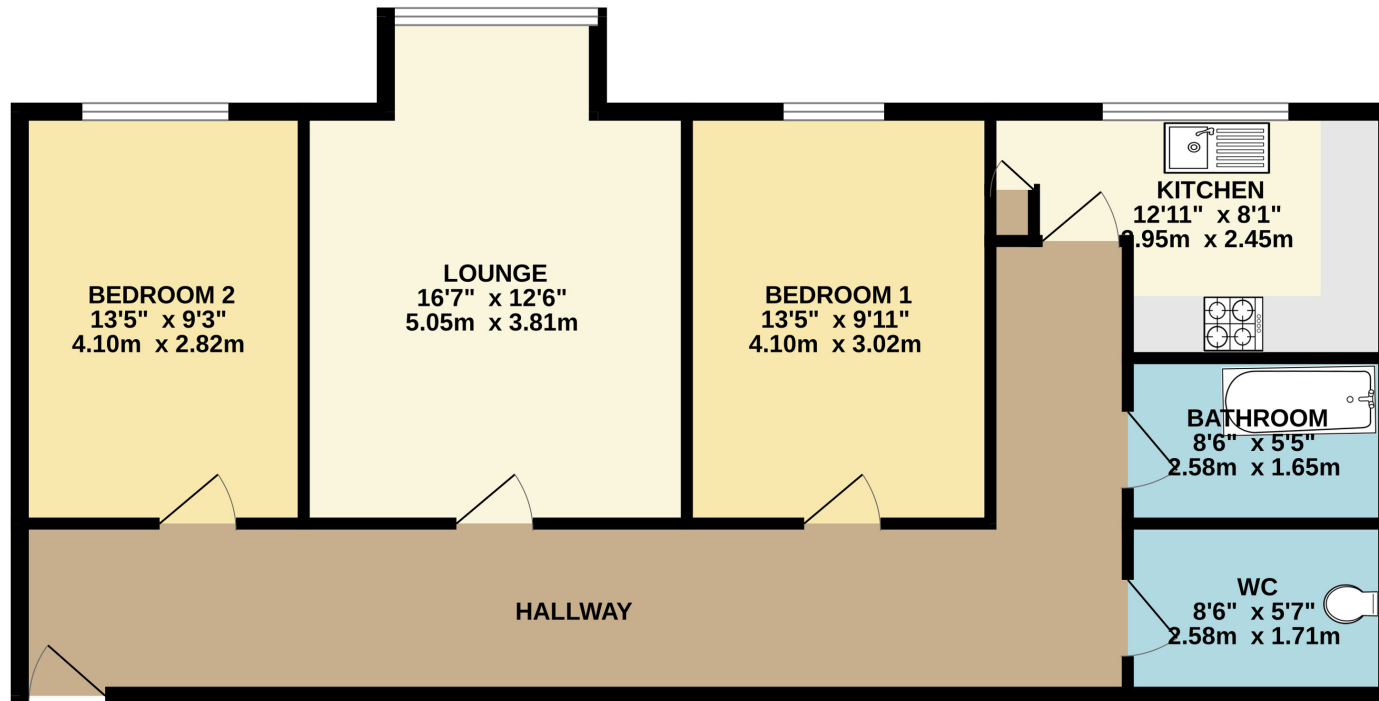
- First Floor Purpose Built Apartment
- One Reception Room
- Gas Central Heating
- Heart Of Little Common Village
- Two Double Bedrooms
- Double Glazed Windows
- Bathroom & Kitchen
- Garage En-Bloc

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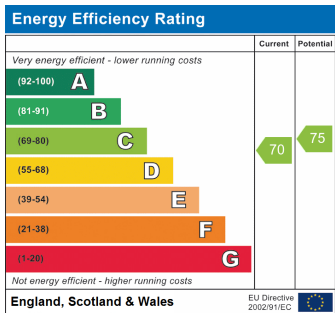
  
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## GROUND FLOOR



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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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.



### LEASE & MAINTENANCE DETAILS:-

Tenure: Leasehold

Remaining Lease Term: Approx 52 year. The current owner will renew the lease term during the transaction and a new lease term will be added.

Ground Rent: £25.00 Per annum

Maintenance Charge: £452.90 every six months

Building Insurance - 378.30 per annum

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