



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Tudor Court, Collington Avenue, Bexhill-on-Sea TN39

**£250,000**

3NE

 2 Bedroom

 1 Bathroom

 1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this immaculate second floor apartment. Situated in the highly desirable Collington location of west Bexhill, occupying part of this well-managed block, the apartment benefits from bright & spacious accommodation which includes; A well-kept communal entrance hall with stairs to the second floor. The apartment boasts a spacious lounge/diner with a door opening out to a private south-facing balcony. There is a modern fitted kitchen with a range of matching wall units and base units, finished with laminate work surfaces. The kitchen has an integrated fridge/freezer, oven and hob, together with space for further appliances. In addition, there are two good-sized double bedrooms, a bathroom with both a shower cubicle and panelled bath, an adjacent WC and a large walk-in storage cupboard. Furthermore, the property comes with communal parking, a garage en-bloc, gas central heating via a regularly serviced boiler, upgraded electrics, a share of freehold and NO ONWARD CHAIN!



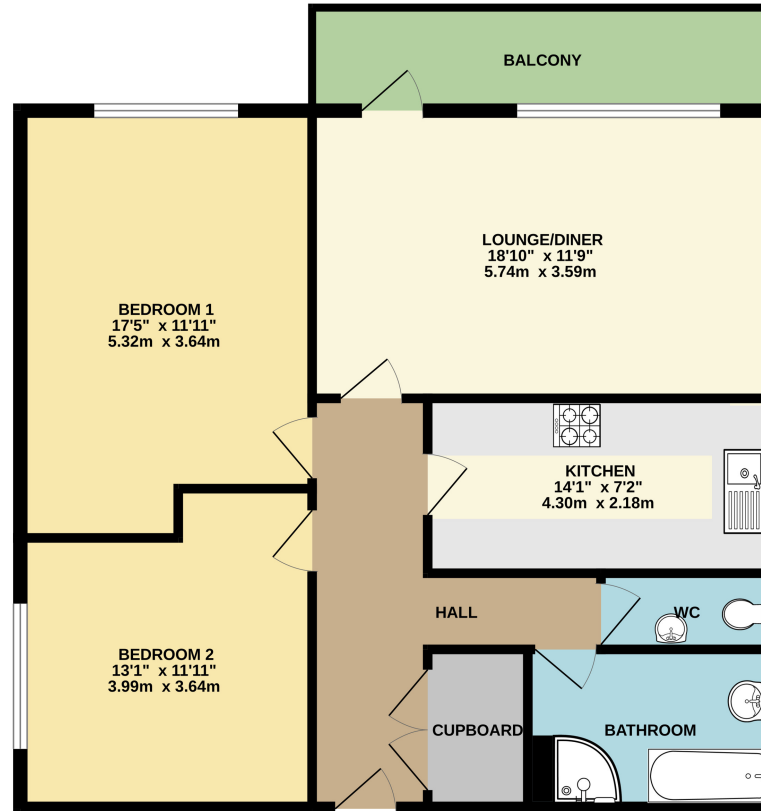
Tudor Court, Collington Avenue, Bexhill-on-Sea, East Sussex, TN39 3NE

 2 Bedroom  1 Bathroom  1 Reception

### Key Features:

- Modern Purpose Built Apartment
- Recently Re-carpeted Throughout
- Private South Facing Balcony
- Share Of Freehold
- Two Double Bedrooms
- Bright & Spacious Rooms
- Garage En-Bloc
- Reasonable Maintenance Charge

GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	75
(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	

### Lease & Maintenance Information

Tenure - Share of freehold  
 Remaining lease term - In excess of 900 years  
 Maintenance charge - £1,300 per annum approx  
 Ground rent - N/A  
 Sub-letting permitted.

### Location

The apartment is situated in the favourable Collington location in West Bexhill. Close by you will find Collington train station with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bexhill Town Centre is just 0.8 miles away and the seafront is just under a mile away.

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