



Flat 8A Collington Avenue, Bexhill-on-Sea, East Sussex, TN39 3PU

Guide Price £294,000 An Spacious Four Bedroom Split Level Maisonette With Roof Garden £294,000 - Leasehold

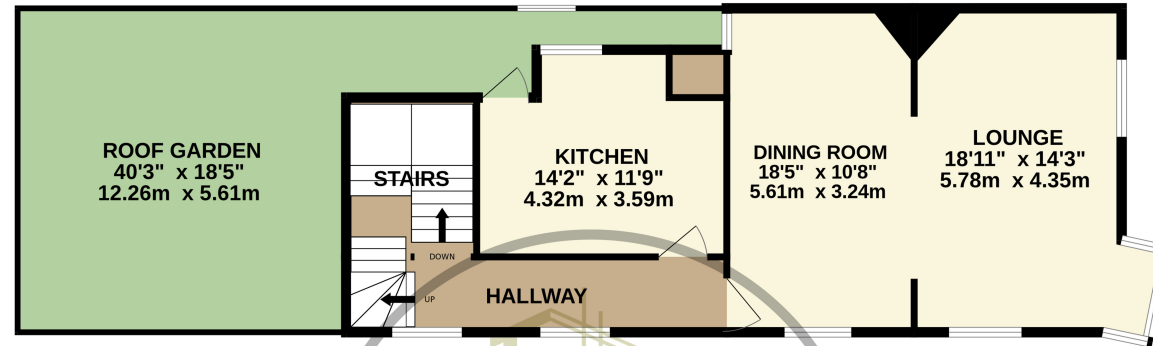




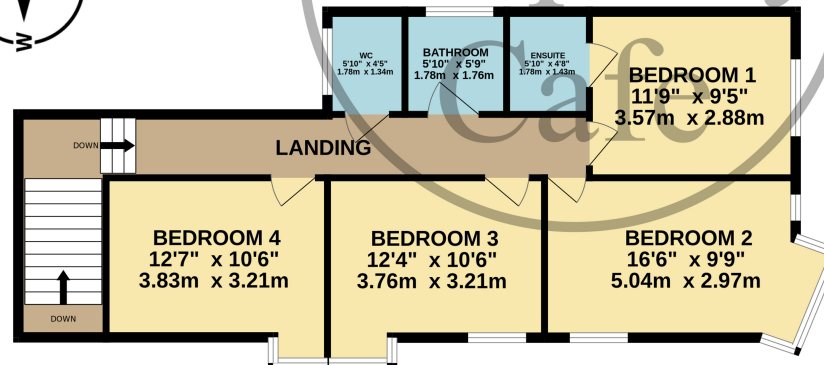
The Property Café is delighted to offer for sale spacious & bright Four Bedroom Split Level 1st & 2nd Floor Maisonette with private courtyard entrance & Roof Garden. The apartment is ideally located in a highly sought after Collington location. Offering accommodation & benefit that include: A private entrance with recently fitted UPVC double glazed security door, inner hall with original parquet flooring & stairs leading to the first floor landing, a good size fitted kitchen/breakfast room, large dining room leading with ample dining space, a bright & spacious South West facing lounge area with ample space to relax & entertain. On the 2nd floor there are four double bedrooms (One en-suite), a modern family bathroom and separate W.C. Additional benefits include: Gas central heating, (recently fitted boiler in 2021) and double glazed windows throughout. Externally the property offers use of a good size roof garden and private enclosed private entrance courtyard. The property is conveniently situated in the heart of Collington with direct and easy access to Tesco express, Collington mainline station with direct links to London, Brighton, Gatwick airport and Ashford international. **Using the pedestrian underpass Bexhill town centre, seafront and parks are just a few minutes walk away** For any additional details or to arrange to view please contact our Bexhill Sales team on 01424 224488.



1ST FLOOR



2ND FLOOR




COLLINGTON MANSIONS

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: 4
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (63)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



*A Spacious Split Level Maisonette * Four Good Size Double Bedrooms * Modern Family Bathroom & Additional W.C * Private Enclosed Courtyard Entrance * Large Private Roof Garden * Spacious Family Lounge & Good Size Family Dining Room * A Bright Apartment South West Facing Aspects * Sought After Collington Location Close Mainline Station & Walking Distance To Seafront & Town Centre * Long Lease & Low Outgoings * Internal Viewing Highly Recommended*





The property is situated in a highly sought after Collington location, within the West Bexhill area within easy access of both Bexhill Town Centre & Little Common village. The new 'link' road is very close by which of course dramatically reduces the travel time to the conquest Hospital and access to the main A21 road to London. As you may note the property is within easy walking distance to Collington train station that offers a regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent with Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity. For any additional details about the general area or the facilities available. Please call our Bexhill Sales team for additional information on 01424 224488.

- Spacious Spilt Level Maisonette
- Four Good Size Double Bedrooms
 - (Guest Bedroom With En-Suite)
- Modern Family Bathroom & Additional W.C
 - Private Courtyard Entrance
 - Use Of Large Roof Garden
- Spacious Family Lounge With Bay Window
 - Good Size Family Dining Room
- Accommodation Split Over 1st & 2nd Floors
 - An Edwardian 'Mansion' Flat

- Lovely Period Style & Charm
- A Bright Apartment South West Facing Aspects
 - Newly Fitted D.Glazed Front Door
 - Recently Replaced Gas Boiler (2021)
 - An Amazingly Spacious Apartment
 - Sought After Collington Location.
 - Close To Collington Mainline Station
- Walking Distance To Seafront & Town Centre
 - Long Lease & Low Outgoings
- Internal Viewing Highly Recommended