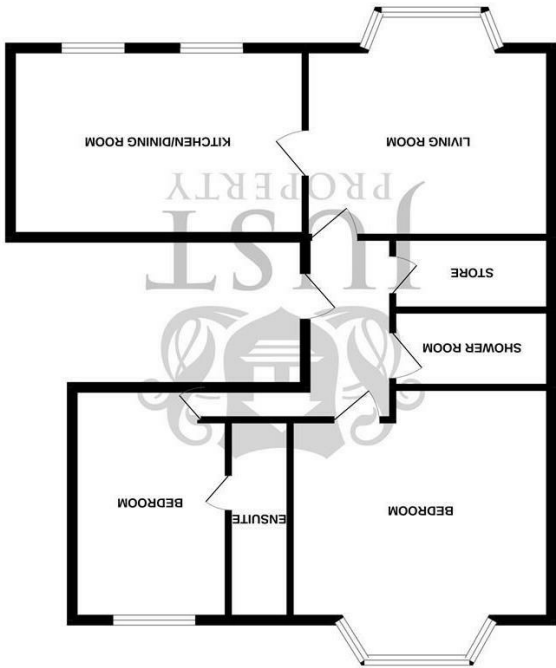


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	76
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	63
Not energy efficient - higher running costs	

When viewing this house you should be aware that the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



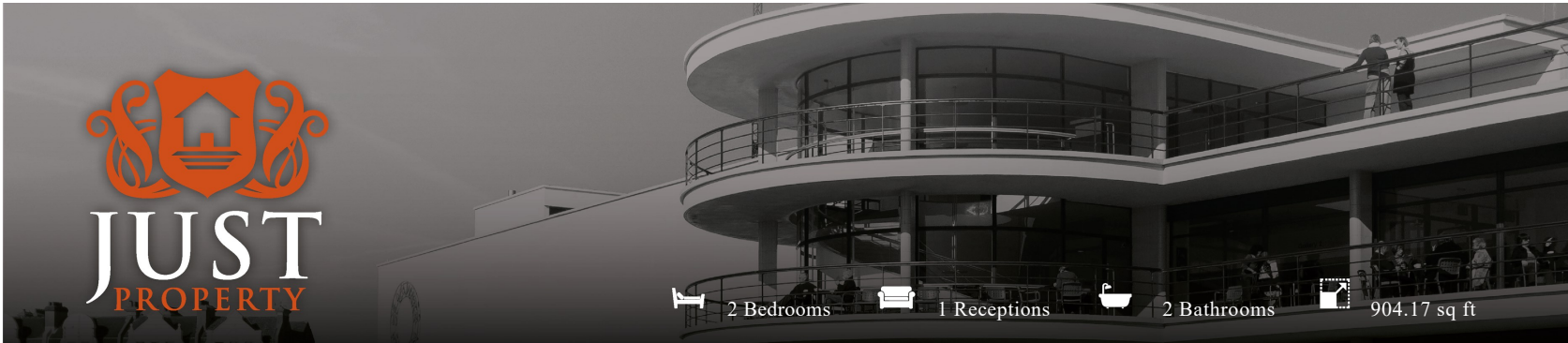
GROUND FLOOR



FLOORPLANS

2, 41 Collington Avenue, Bexhill-On-Sea, TN39 3PX

www.justproperty.net



2 Bedrooms | 1 Receptions | 2 Bathrooms | 904.17 sq ft

Leasehold - Share of Freehold

£295,000

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PROPERTY DETAILS

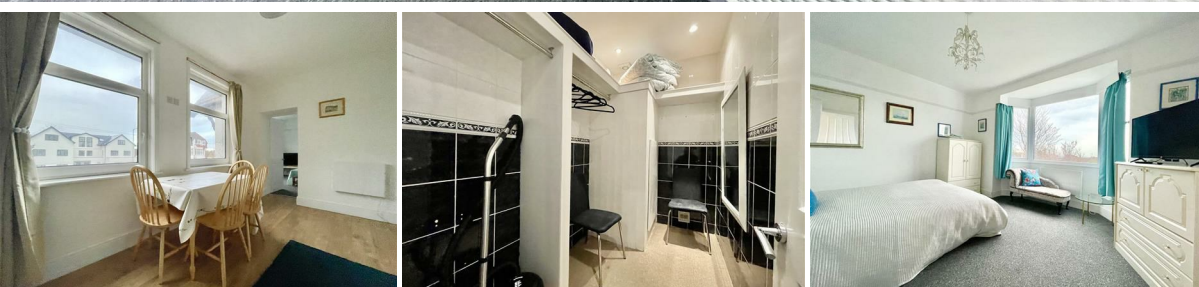
Just Property are delighted to bring to the market this beautifully proportioned first floor period apartment, situated in the highly sought after area of Collington and within walking distance of local shops and Collington railway station with direct links to London. Bexhill town centre and its wonderful promenade and beach are also with-in easy reach and the iconic De La Pavillion with its vast and diverse range of entertainment spaces and dining is a 20 minute stroll away.

This hugely impressive property also boasts two double bedrooms, one with en-suite shower room/w/c, spacious living room, good sized modern fitted kitchen/dining room, further shower room/w/c, generous entrance hall and large store room. To the rear there are south facing views over Collington and out toward the sea.

The property additionally benefits from an allocated parking space and a 25% share of freehold. This immaculate property is one of only three apartments with-in the building and will be sold with a 123 year lease, and no onward chain.

Council Tax Band C

Just Property highly recommend an internal inspection to fully appreciate all this substantial apartment has to offer, apartments such as this are rarely available. ****NB There is a restriction on title to allow HOLIDAY LET USEAGE only.**



ROOM DIMENSIONS

Communal Entrance

Private Entrance

Spacious Entrance Hall

Living Room
13'10" x 13'4" (4.22 x 4.08)

Kitchen/ Dining Room
15'2" x 13'5" (4.64 x 4.10)

Bedroom
13'5" x 13'10" (4.11 x 4.22)

Bedroom
8'6" x 11'9" (2.61 x 3.60)

En-Suite Shower Room/ W/C

Shower Room/ W/C

Large Store Room

FEATURES

- ****HOLIDAY LET USEAGE ONLY****
- Immaculately Presented
- Good Sized Entrance Hall
- Large Modern Fitted Kitchen/Dining Room
- Shower Room/ W/C
- En-Suite Shower Room/ W/C
- Private Parking Space
- Share of the Freehold
- 123 Year Lease
- No Onward Chain

