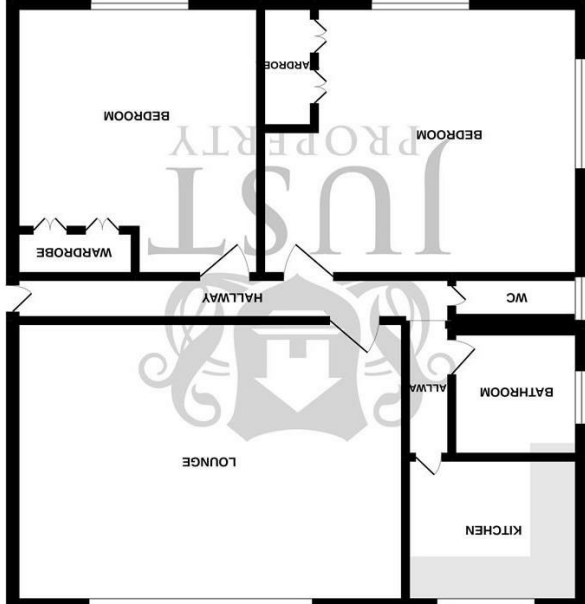


These plans have been prepared to show the general layout of the proposed development. They are not intended to be used as a contract or a warranty. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as 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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	77



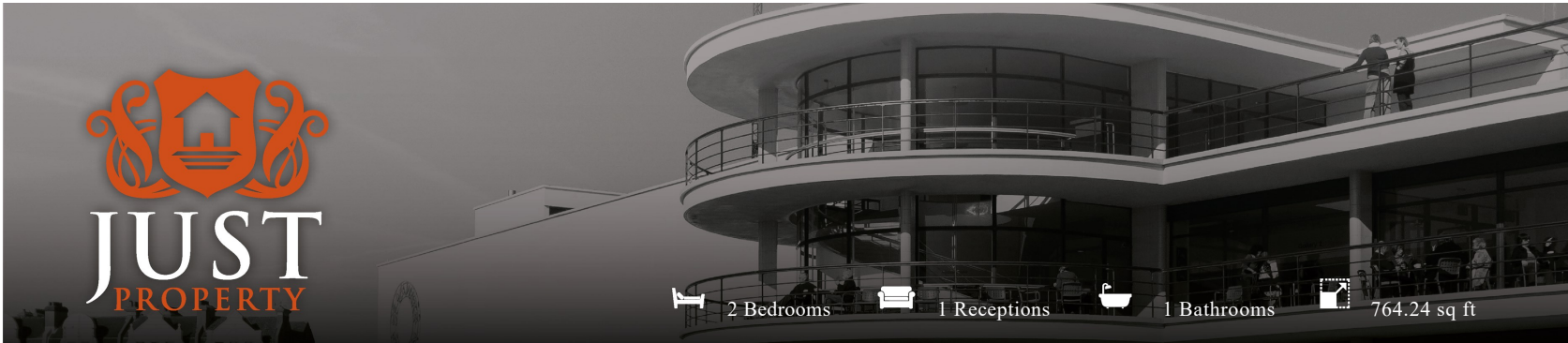
GROUND FLOOR



Flat 3, Chiltern Court Sutherland Avenue, Bexhill, TN39 3LT

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

Leasehold - Share of Freehold

£235,000

Flat 3, Chiltern Court Sutherland Avenue, Bexhill, TN39 3LT





PROPERTY DETAILS

OFFERS IN EXCESS OF £235,000

Just Property are extremely proud to bring to the market this immaculate two bedroom first floor apartment, situated in a sought-after location in the heart of Collington. This exceptional property is just a few minutes walk from Collington railway station with direct links to London, and is within easy reach of local shops and amenities, Collington Woods and Bexhill's iconic seafront.

This impressive apartment has been fully refurbished throughout and boasts distant sea views. Accommodation comprises, communal entrance hall with entry phone system and stairs rising to the first floor. The private front door opens into large hallway, spacious south facing sitting/dining room, modern fully fitted kitchen with full range of wall mounted onto worksurface cupboards, wooden worktop, integral fridge and freezer, space and plumbing for washing machine. In addition there are two double bedrooms, bedroom one having distant sea views and both having fitted wardrobes, contemporary bathroom with full-size bath and wall mounted shower with rainfall showerhead and there is a separate W.C.

The property also benefits from a GARAGE to the rear of the building, gas central heating with combi boiler, comes with a SHARE OF FREEHOLD and has sole access to the private loft space accessed via a pull down loft ladder.

Properties such as this are rarely available and Just Property highly recommend an early inspection to avoid disappointment and to fully appreciate all this very special apartment has to offer.



ROOM DIMENSIONS

Communal Entrance

Communal hallway

Private front door

Private entrance hall

Sitting/Dining Room
17'2 x 12'5 (5.23m x 3.78m)

Kitchen
10'2 x 8'9 (3.10m x 2.67m)

Bedroom 1
12' x 14' (3.66m x 4.27m)

Bedroom 2
12' x 10'8 (3.66m x 3.25m)

Bathroom
5'6 x 5'5 (1.68m x 1.65m)

Separate W.C

Garage

FEATURES

- Sought After Collington Area
- First Floor Apartment
- Twp Double Bedrooms
- Immaculate Throughout
- Private Loft
- Garage
- Share of Freehold
- Distant Sea Views
- Early Inspection Recommended

