



Collington Avenue, Bexhill-On-Sea TN39 3NB

welcome to

Collington Avenue, Bexhill-On-Sea

Fox & Sons are delighted to present to the market this 'Larkin' built TWO BEDROOM GROUND-FLOOR APARTMENT located in the sought-after area of Collington. Briefly benefiting from a SHARE OF FREEHOLD and NO ONWARD CHAIN! Viewings are considered essential to avoid disappointment!



Entrance Hall

Entry phone system, radiator and storage cupboards.

Cloakroom / Wc

Double-glazed window to the front-aspect, low-level WC and pedestal wash hand basin.

Living Room

22' 3" x 13' 9" (6.78m x 4.19m)

Double-glazed bay window to the rear-aspect, doors to the dining room, powerpoints, TV point and radiator.

Dining Room

13' 6" x 10' 6" (4.11m x 3.20m)

Double-glazed window to the rear-aspect, radiator, powerpoints & double-glazed door to the rear-aspect.

Kitchen

12' 5" x 9' 4" (3.78m x 2.84m)

Double-glazed window to the rear-aspect, fitted kitchen with a range of matching wall and base units with work surfaces over, incorporating sink & drainer with mixer tap, electric hob and double electric oven, space & plumbing for a dishwasher, space for fridge / freezer and a breakfast area.

Bedroom One

15' 1" x 11' 3" (4.60m x 3.43m)

Double-glazed window to the rear-aspect, powerpoints and radiator.

Bedroom Two

15' 6" x 11' 7" (4.72m x 3.53m)

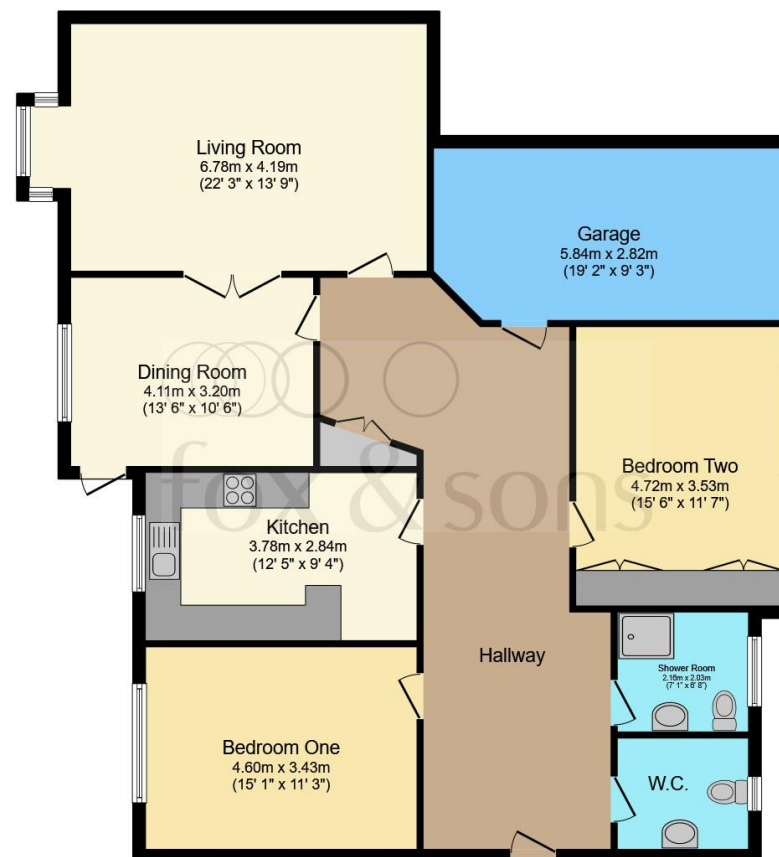
Double-glazed window to the front-aspect, radiator, powerpoints and built-in wardrobes to the side wall.

Shower Room

Double-glazed window to the front-aspect, single walk-in shower cubicle, low-level WC, pedestal wash hand basin, heated towel rail and shaving point.

Garden & Garage

To the rear the property boasts a private patio area adjoining the property with a further area laid to lawn. This apartment also benefits from an integral garage with power, lighting and access via an up & over door.



Total floor area 146.2 sq.m. (1,574 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/BOS112587



welcome to

Collington Avenue, Bexhill-On-Sea

- Two Double Bedrooms
- Ground-Floor 'Larkin' Built Apartment
- Integral Garage
- Desired Collington Location
- Off-Road Private Parking & Patio to the Rear

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jun 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£340,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112587



Property Ref:
BOS112587 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk