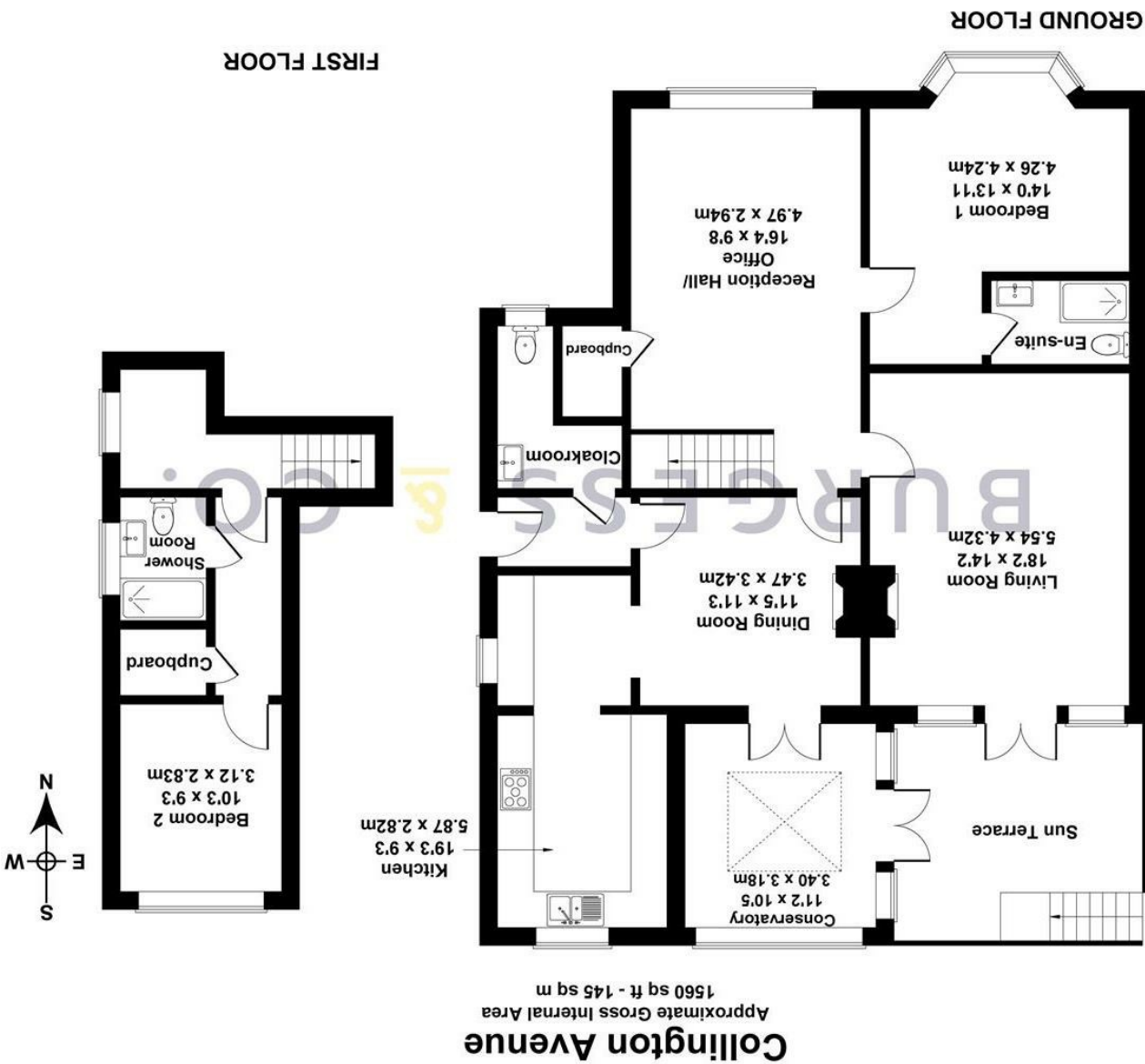




Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



BURGESS & CO.
01424 222255

Flat 1 Collington Lodge, 41 Collington Avenue, Bexhill-On-Sea, TN39 3PX

Offers In Excess Of
£360,000 Leasehold -



2



2



3

Burgess & Co are delighted to bring to the market this bright and spacious two bedroom ground & first floor maisonette with a private SOUTH facing garden, forming part of this charming period building. Ideally located in the sought after Collington area of West Bexhill being close to a range of local amenities, bus services and Collington train station. Bexhill Town Centre is within a mile and has an array of shopping facilities, mainline railway station, restaurants and seafront. The accommodation is accessed via a private entrance and comprises entrance porch, downstairs cloakroom, living room, dining room, recently fitted bespoke kitchen, reception hall/office, conservatory with access to sun terrace and double bedroom with en-suite shower room to the ground floor. There are stairs leading from the reception hall giving access to the first floor bedroom with shower room. Benefits include wif-fi controlled electric heating, double glazing, a private south facing garden with raised sun terrace, patio area and enclosed lawn area. There is also a private driveway area to the left of the building providing off road parking and unrestricted street parking. Viewing is essential to fully appreciate all that this unique property has to offer.

Entrance Porch

With tiled floor, door to

Downstairs Cloakroom

Comprising low level w.c, wash hand basin, tiled wall & floor, double glazed frosted window to the side.

Dining Room

11'5 x 11'3
With feature fireplace, radiator, double glazed doors leading to Conservatory.

Conservatory

11'2 x 10'5
With double glazed windows, double glazed doors to Dining Room, double glazed patio doors leading to raised deck area.

Kitchen

19'3 x 9'3
Comprising matching range of wall & base units, worksurfaces, inset 1 & ½ bowl sink unit, fitted electric hob with extractor hood over, fitted eye level double oven, slimline dishwasher, space for appliances, inset ceiling spotlights, two pull out bins, double glazed window to the side & rear.

Reception Hall/Office

16'4 x 9'8
With radiator, feature fireplace, storage cupboard, double glazed window to the front.

Living Room

18'2 x 14'2
With radiator, feature fireplace, fitted cupboards, double glazed window, double glazed patio doors leading to raised deck area.

Bedroom One

14'0 x 13'11
With radiator, fitted wardrobes/dressing area, double glazed bay window to the front. Door to

En-suite Shower Room

Recently fitted suite comprising shower cubicle, pedestal wash hand basin, low level w.c, aqua-panelled walls, built-in storage cupboard, towel radiator.

First Floor Landing

With storage cupboard, double glazed window to the side.

Bedroom Two

10'3 x 9'5
With radiator, double glazed window to the rear with sea glimpses.

Shower Room

Recently fitted suite somprising shower cubicle, low level w.c, pedestal wash hand basin, aqua-panelled walls, towel radiator, double glazed frosted window to the side.

Outside

To the front there is off road parking. To the rear there is a raised composite decking area with steps leading down to a substantial area of lawn, a pathway, a patio area, a feature Koi pond, flowerbeds housing mature plants, shrubs & hedges, being enclosed by fencing with gated side access and enjoying a southerly aspect.

NB

There is the remainder of a 125 year Lease from 27 January 2023 to include a 50% share of the Freehold. We have been advised that the maintenance is on an as & when basis at a 33% share of the cost. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

