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FOR SALE
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**Flat 2 Braeside 53 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3NB
£275,000**

A beautiful two bedroom, ground floor purpose built flat, with garage, gas central heating system, double glazed windows and doors, presented to an excellent standard by the current vendor, conservatory with views over the southerly facing communal rear garden, modern shower room suite, modern kitchen/ breakfast room, sought after Collington location, viewing comes highly recommended by RWW, Council Tax Band B.



Communal Entrance Hallway

With entry-phone system.

Private Entrance Hallway

With entrance door, single radiator, entry-phone system handset, two storage cupboards with overhead storage compartments, parquet flooring.

Living Room

13'11" x 13'0" (4.26 x 3.97)

Two double radiators, beautiful ornate fireplace with living flame coal effect fire, built in storage cupboards with shelving, parquet flooring, door leads out to conservatory.

Conservatory

21'8" x 7'1" (6.61 x 2.18)

Overlooking the southerly elevation across the communal gardens, upvc double glazed construction with patio doors.

Kitchen

13'11" x 9'3" (4.26 x 2.83)

Window to the rear elevation, door with private side access and additional window to side, beautiful modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for American style fridge/freezer, induction hob with extractor canopy and light, built in double oven and grill, double radiator, tiled floor, built in larder cupboard.

Bedroom One

15'8" x 10'10" (4.80 x 3.32)

Windows to the front elevation, single radiator.

Bedroom Two

15'7" x 8'10" (4.76 x 2.71)

Window to the front and side elevations, radiator.

Cloakroom

WC with concealed cistern, obscured glass window to the side elevation.

Shower Room

Modern suite comprising walk in shower with splashbacks, shower screen, wall mounted electric shower unit, shower controls and showerhead, heated towel rail, wall mounted wash hand basin with mixer tap and vanity unit beneath,

ceramic floor and wall tiling, obscured glass window overlooks the side elevation, built in linen cupboards.

Outside

Garage

Electric up and over door, accessed via private driveway behind block.

Communal Gardens

Mainly laid to lawn, with a whole host of mature shrubbery, plants and trees of various kinds, patio area, enclosed with fencing to all sides, side access is available.

Lease And Maintenance

942 years remaining, approx. £1200 per annum service charge

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

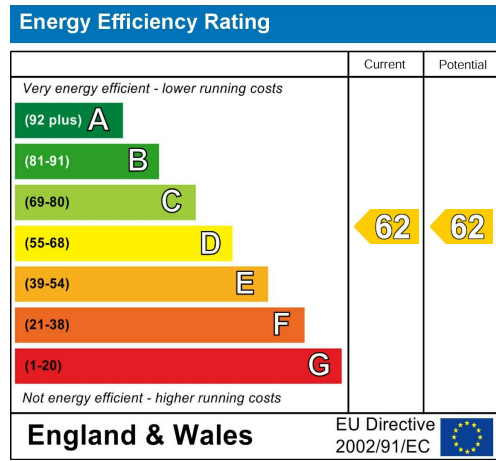
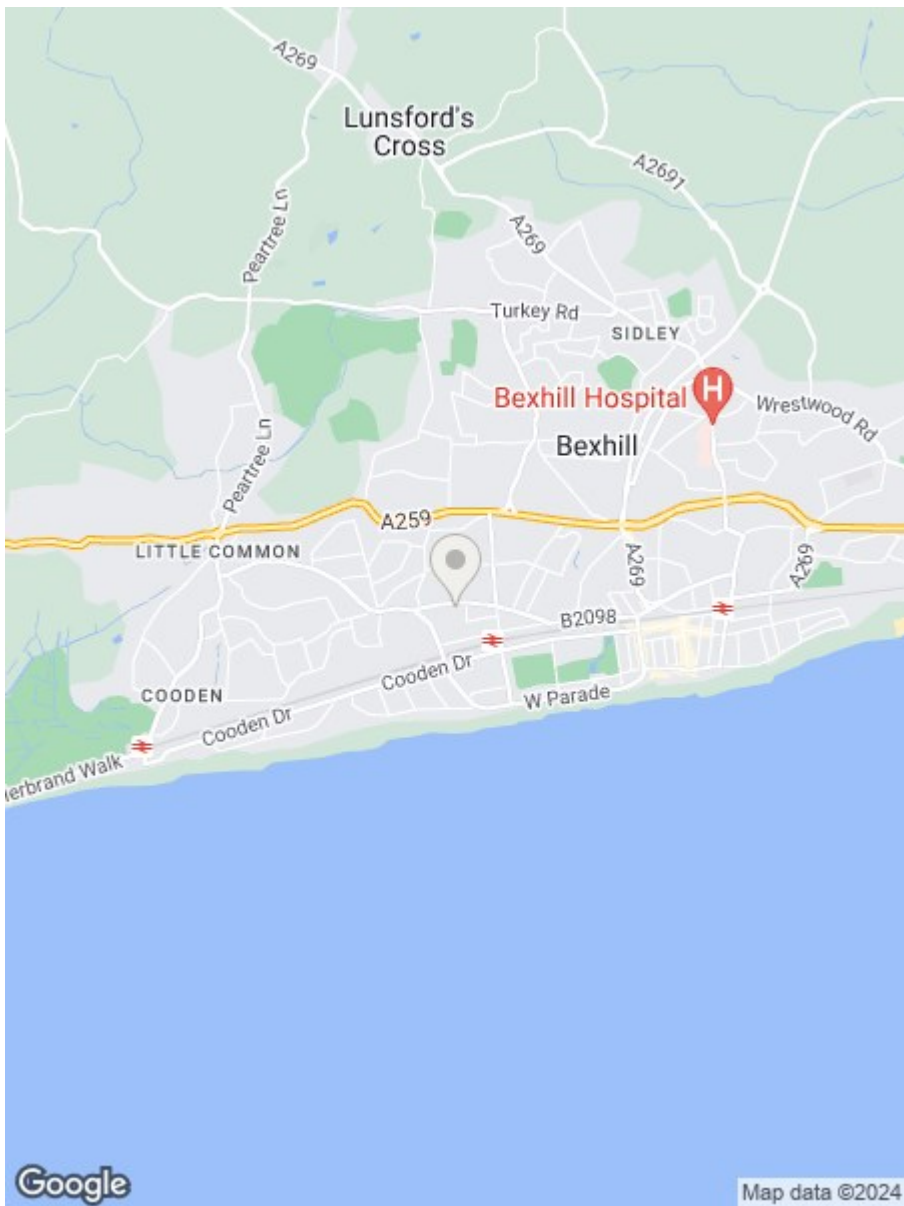


GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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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