



OAKFIELD



Collington Avenue, Bexhill-On-Sea TN39 3NB

Guide Price £260,000



## Collington Avenue, Bexhill-On-Sea TN39 3NB

**\*\*Kilmarnock House - Charming Ground Floor Flat in Bexhill\*\***

Discover the perfect blend of comfort and convenience at Kilmarnock House, a delightful ground floor flat situated in the heart of Bexhill.

This inviting property boasts two spacious double bedrooms, ideal for families or professionals seeking a serene living space.

Step into the expansive living room, bathed in natural light and offering ample space for relaxation and entertaining.

The separate kitchen is thoughtfully designed, featuring modern amenities and a door that opens onto a private rear patio area, perfect for outdoor dining or enjoying a morning coffee.

Additional highlights include a garage for secure parking or extra storage, ensuring practicality alongside style.

Nestled in a sought-after location, Kilmarnock House provides easy access to local amenities, parks, and transportation links, making it a superb choice for those looking to enjoy all that Bexhill has to offer.

Experience the comfort and charm of Kilmarnock House - your new home awaits.





### Living Room

13'11 x 13'0 (4.24m x 3.96m)

### Kitchen

13'11 x 9'3 (4.24m x 2.82m)

### Bedroom

15'8 x 10'10 (4.78m x 3.30m)

### Bedroom

15'7 x 8'10 (4.75m x 2.69m)



### Council Tax Band - B £1,897per annum

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 940 years remaining on the lease. The service charge is to be confirmed and the ground rent is £223.75 approximately every six months. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan



## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

