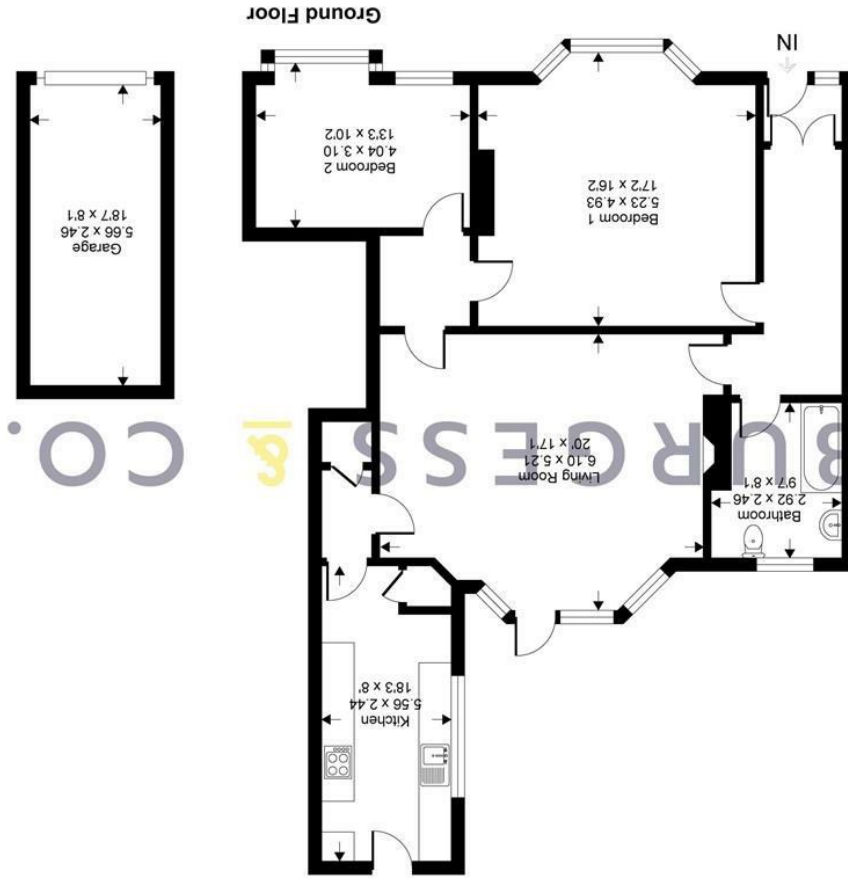


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Colworth Court, TN39
 Approximate Gross Internal Area = 105.9 sq m / 1141 sq ft
 Approximate Garage Internal Area = 13.9 sq m / 150 sq ft
 Approximate Total Internal Area = 119.8 sq m / 1291 sq ft

BURGESS & CO.
 01424 222255

Flat 1 Colworth Court, 15 Sutherland Avenue, Bexhill-On-Sea, TN39 3QR

Offers Over £250,000
 Leasehold - Share of Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious ground floor flat forming part of this charming period property, with its own private front door. Situated in a sought after area of Bexhill, ideally located being within a short walk of Collington train station, a parade of nearby shops, and bus services. Bexhill Town Centre is under a mile away with its array of shopping facilities, mainline railway station, restaurants and seafront. The accommodation is arranged to provide a spacious entrance hall, a 20'ft living/dining room, a kitchen, two double bedrooms and a family bathroom. The property benefits from double glazing, gas fired central heating, a private rear garden, and a private driveway leads to a garage located to the rear. Viewing is recommended to appreciate all that this property has to offer and the convenient location.

Private Entrance

With double glazed front door to

Porch

With dado rail double doors to

Hallway

With radiator, dado rail.

Living Room

20'0 x 17'1
With two radiators, feature fireplace, picture rail, double glazed bay window & door to the rear garden. Door to

Inner Hall

With fitted cupboard, door to

Kitchen

18'3 x 8'0
Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, inset gas hob with extractor hood over, fitted electric oven, integrated fridge/freezer, space for appliances, wall mounted boiler, built-in cupboard, radiator, partly tiled walls, double glazed window to the side, double glazed door to the rear opening to the garden.

Bedroom One

17'2 x 16'2
With radiator, picture rail, double glazed bay window to the front. Door to

Inner Hall

With door to living room, door to

Bedroom Two

13'3 x 10'2
With radiator, feature arch with double glazed bay window to the front.

Bathroom

9'7 x 8'1
Comprising P-shaped bath with mixer tap & shower attachment, Mira electric shower, pedestal wash hand basin, low level w.c, radiator, partly tiled walls, double glazed frosted window to the rear.

Outside

There is a private garden with a patio area, an area of lawn, being enclosed by hedging & fencing with gated rear access to the garage.

Garage

18'7 x 8'1
Located in a block to the rear with up & over door.

NB

There is the remainder of a 999 year Lease from 25 March 1985 to include a 25% share of Freehold. We have been advised that the service charge is approx. £1,000 per annum and pets are allowed. Council tax band: C

