

# Abbott & Abbott

Estate Agents, Valuers and Lettings



15A Harewood Close, Bexhill-On-Sea, TN39 3LX

£199,950





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# 15A Harewood Close

Bexhill-On-Sea, TN39 3LX

- Bright and well presented ground floor flat in quiet, tucked-away position
- Good size lounge with southerly aspect
- Kitchen with oven & hob
- Convenient for local shops, buses and Collington Halt railway station
- Two double bedrooms
- Wide, enclosed patio with southerly aspect
- Gas central heating & uPVC double glazing
- Ideal first time purchase

Abbott & Abbott Estate Agents offer for sale this bright and well presented ground floor flat, part of a purpose-built development situated in a tucked-away position at the end of a cul-de-sac in the much favoured Collington area of West Bexhill. Built in the 1970's the property offers well-planned and roomy accommodation with two double bedrooms, a good size lounge with a southerly aspect, a wide, enclosed patio - also with a sunny southerly aspect, kitchen with oven and hob, and bathroom. Outside, there are communal lawns to the front and rear of the block. Gas central heating is installed and there are uPVC double glazed windows.

The property is well placed for local shops and buses in Collington Avenue, and only a few hundred yards from Collington Halt railway station. The town centre is just under a mile with the seafront at West Parade just half a mile distant.

This is an excellent property and an ideal first time purchase.



## Communal Entrance Hall

## L-Shaped Entrance Hall

**South-Facing Lounge** 17'4 x 11'7 (5.28m x 3.53m)

**Enclosed Patio** 19 x 2'10 (5.79m x 0.86m)

**Kitchen** 11'5 x 6'6 (3.48m x 1.98m)

**Bedroom One** 12' x 11'3 (3.66m x 3.43m)

**Bedroom Two** 11'2 x 10' (3.40m x 3.05m)

## Bathroom

## Communal Lawns

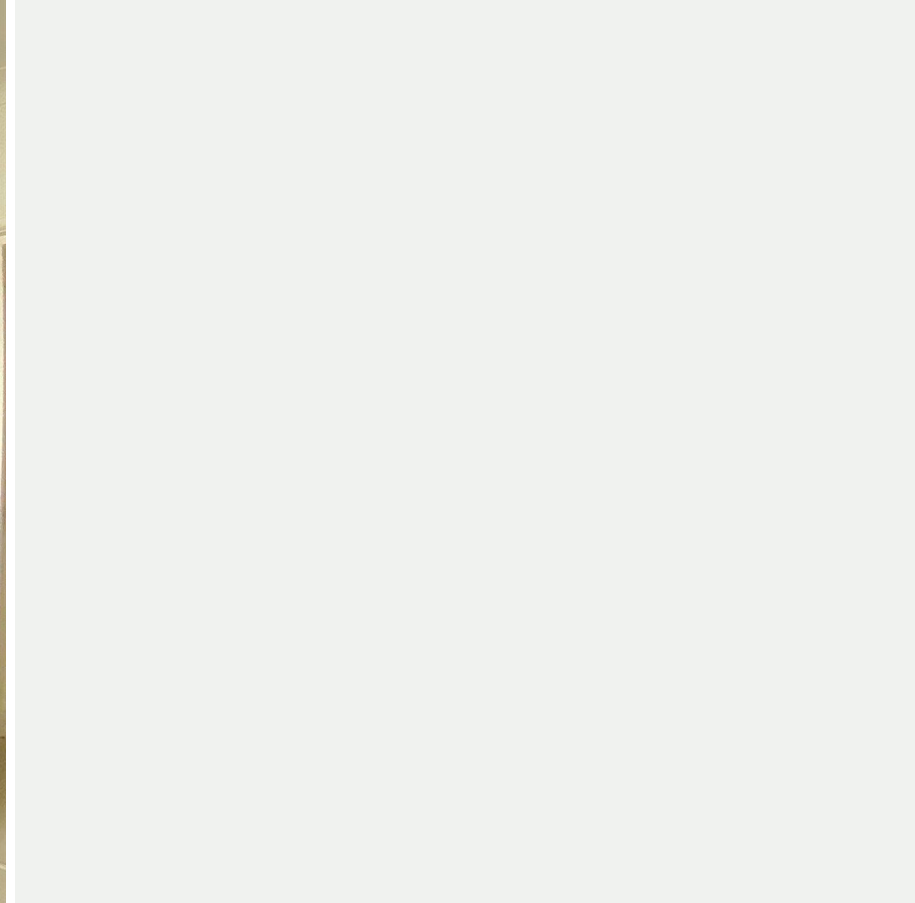
**Lease - 999 years from September 1972**

**Ground Rent - £75 pa**

**Maintenance - Currently £1878 pa**

**Council Tax Band: B (Rother District Council)**

**EPC Rating: C**





## Floor Plans



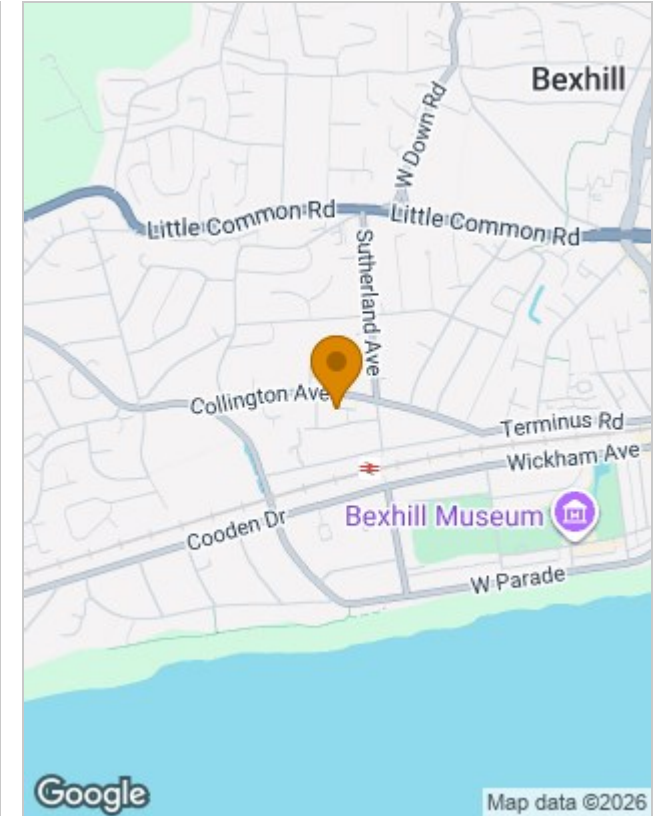
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

