



3 Braemar Court Eridge Close, Bexhill-on-Sea, TN39 3QY

£235,000

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- Well-presented and most attractive first floor purpose-built flat
- Two double bedrooms
- South facing balcony
- Good size kitchen/breakfast room
- Gas central heating & uPVC double glazing
- Garage
- Excellent location in cul-de-sac in favoured Collington

Abbott and Abbott are delighted to offer for sale, with no onward chain, this most attractive two bedroom first floor south-facing balcony apartment situated in the popular Collington area. The apartment is extremely well-presented with uPVC double glazing, gas central heating and a white gloss, fully equipped kitchen. The living room faces due south, with the south-facing balcony overlooking the well cared for cul de sac and gardens. Both bedrooms are double sized and adjacent to a bathroom and separate WC. There is also the added advantage of a garage.

The apartment is close to local shops and only a few minutes walk from Collington station with direct services to London. The seafront is within easy walking distance.



Communal Entrance Hall

Entrance Hall

Living Room/Dining Room 16'10 x 11' (5.13m x 3.35m)

South-Facing Balcony

Kitchen/Breakfast Room 14'11 x 8'10 (4.55m x 2.69m)

Bedroom One 10'11 x 9'10 (3.33m x 3.00m)

Bedroom Two 11' x 10'6 (3.35m x 3.20m)

Bathroom

Cloakroom

Communal Lawns

Single Garage

Lease: 999 years from Sept 1969

Service Charge: Approx £2000 pa

Freehold: Owned by Residents Company

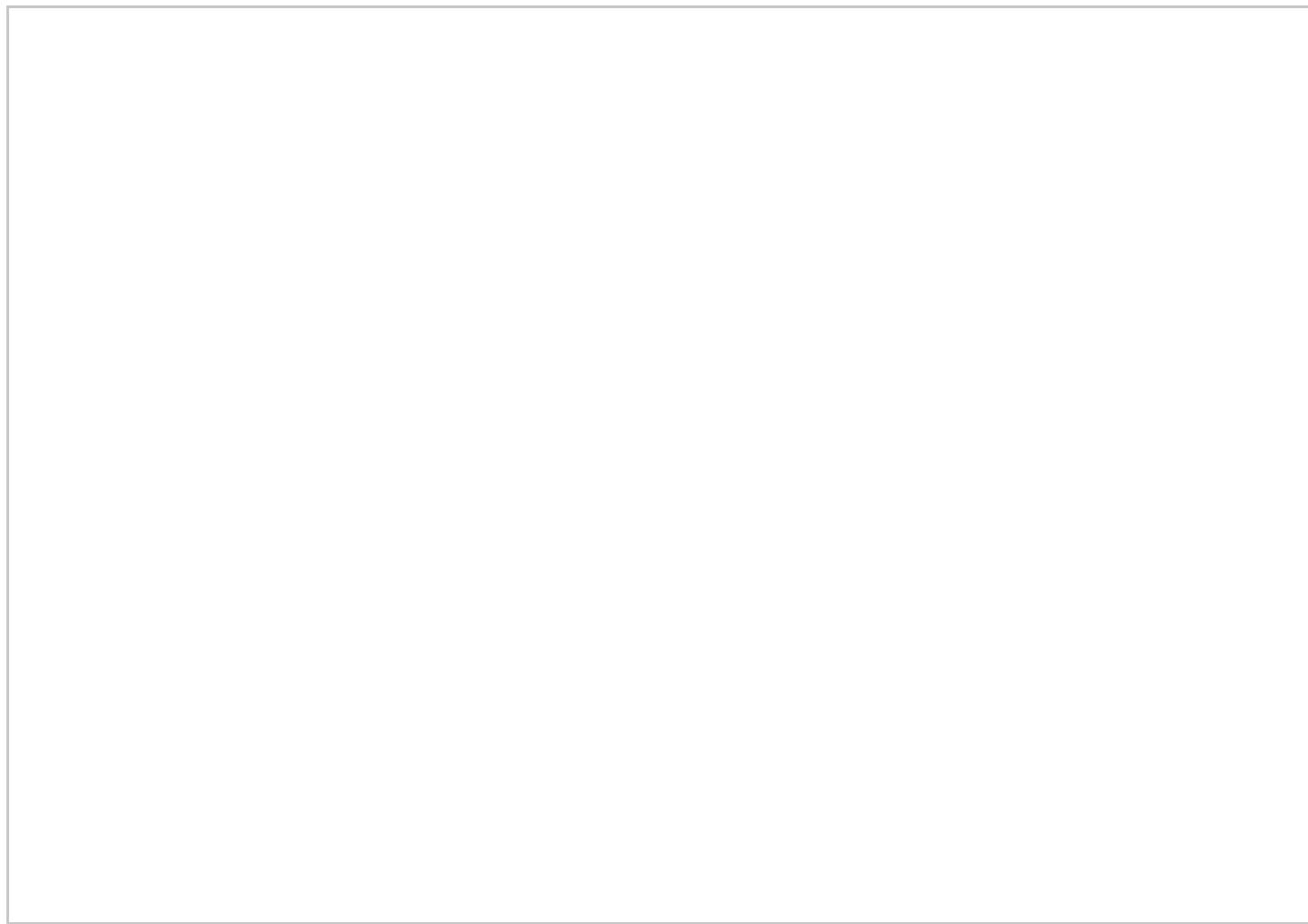
Council Tax Band: B (Rother District Council)

EPC Rating: C

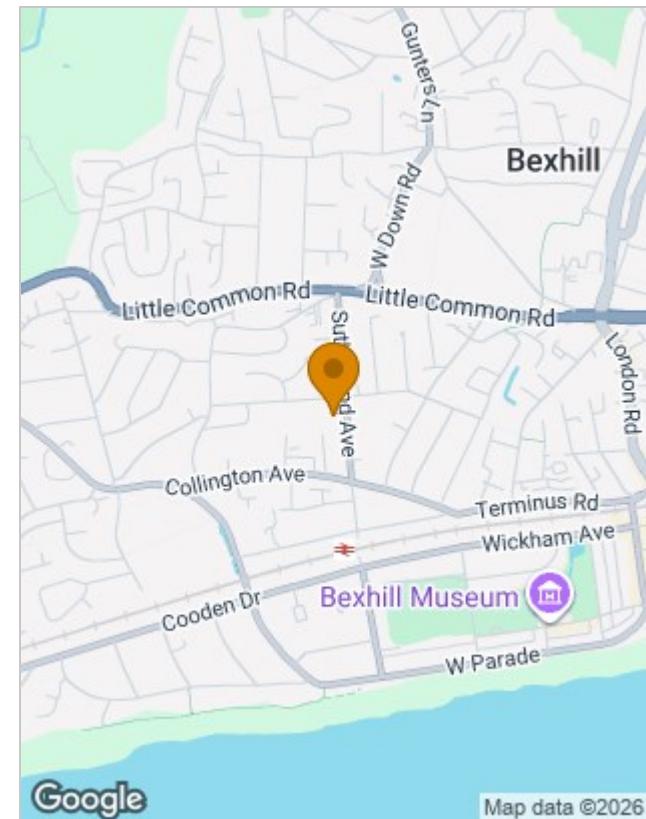




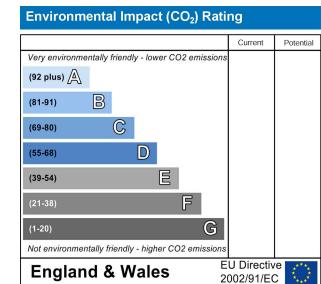
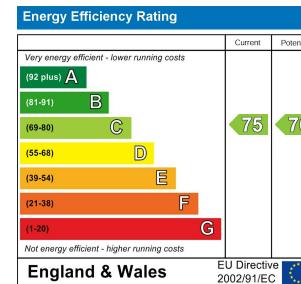
Floor Plans



Location Map



Energy Performance Graph



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.