



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

£235,000









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# 3 Braemar Court Eridge Close

Bexhill-on-Sea, TN39 3QY

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

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**



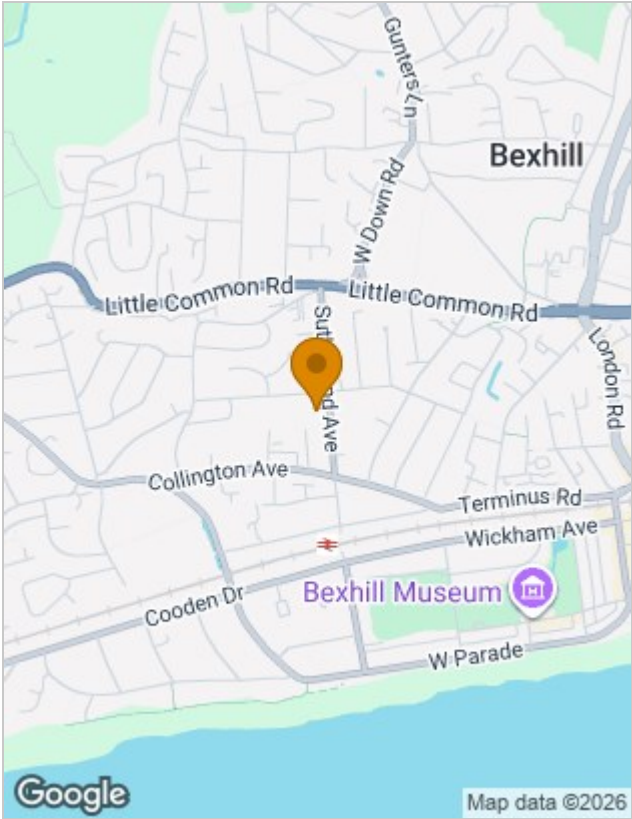




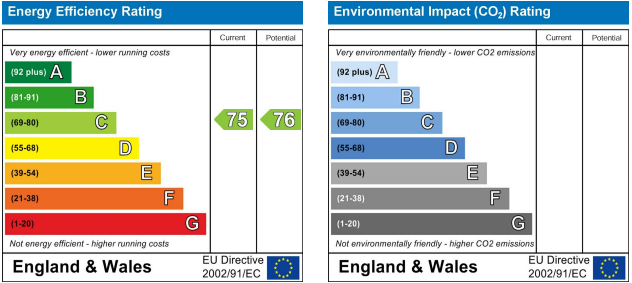
Floor Plans



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.