



6 The Croft Sutherland Avenue, Bexhill on Sea, TN39 3QU

£245,000

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6 The Croft Sutherland Avenue

Bexhill on Sea, TN39 3QU

- Spacious first floor flat in favoured 'Larkin' block in Collington
- Approx 50' balcony overlooking communal gardens
- Good size kitchen
- Lift
- Few hundred yards from local shops and railway station
- 16'9 x 12'6 west-facing lounge
- Two double bedrooms
- Electric heating and uPVC double glazed windows
- Garage in nearby block
- Highly recommended

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a spacious and attractive first floor flat, served by lift, situated in a highly-regarded purpose built block, with all rooms having a westerly aspect and a lovely outlook over the secluded and well stocked communal gardens. Built in the 1960's by local builders, R A Larkin, the property features excellent size accommodation which includes two double bedrooms, a 16'9 x 12'6 lounge, a good size kitchen with integrated appliances, and a recently refitted contemporary shower room. A particular feature is the west-facing balcony - approximately 50' in length and, again, overlooking the communal gardens. Outside, along with the private and mature communal gardens, there is a single garage in an adjacent block. Stylish electric radiators are installed and there are uPVC double glazed windows.

The property is situated on the corner of Sutherland Avenue and Collington Avenue, a most favoured position on the west side of the town. Local shops and Collington Halt railway station are just a few hundred yards distant and buses stop immediately adjacent to the block. The town centre and seafront are both about half a mile distant.



Communal Entrance Hall

Long Entrance Hall 22'9 in length (6.93m in length)

Lounge 16'9 x 12'6 (5.11m x 3.81m)

Balcony
approx 49'11" x 4'11" max (approx 15.24m x 1.52m max)

Kitchen 13'7 x 9'6 max (4.14m x 2.90m max)

Bedroom One 18'2 max x 12'5 (5.54m max x 3.78m)

Bedroom Two 14' x 10' (4.27m x 3.05m)

Shower Room

Lovely Communal Gardens

Single Garage No 12

Lease: 999 years from Sept 1967

Maintenance: Currently £2400 pa



Freehold held by resident's company

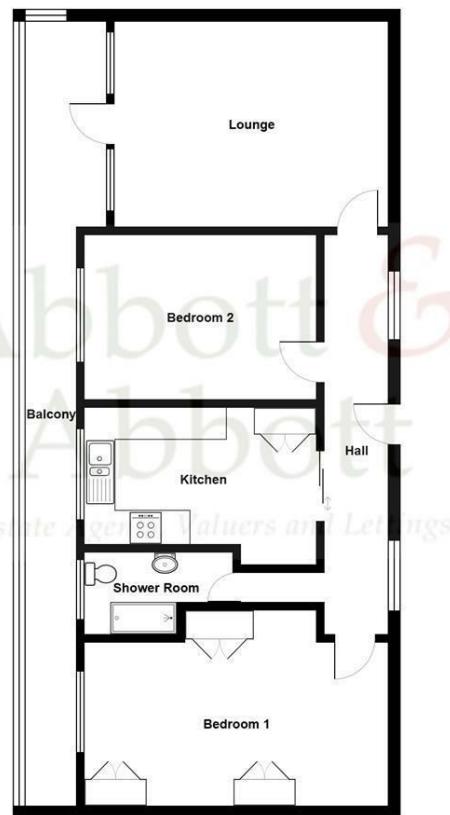
EPC Rating: C

Council Tax Band: C (Rother District Council)

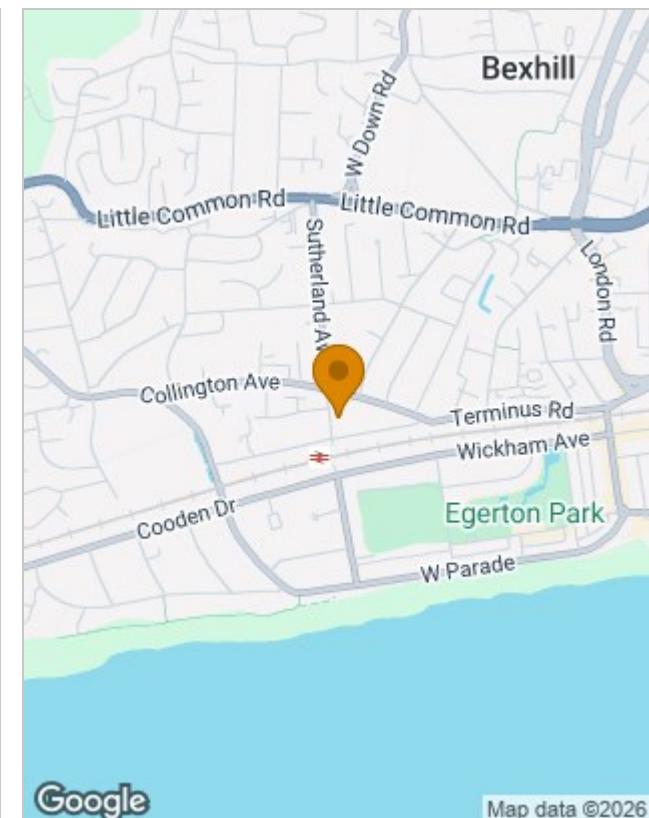




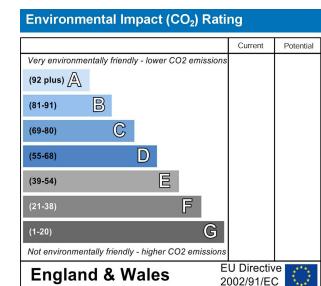
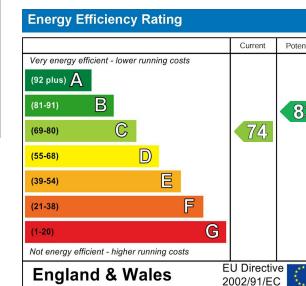
Floor Plans



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.