



9 Collington Close, Eastbourne, BN20 7EX

Price Guide £345,000



A CHAIN FREE, REMARKABLY SPACIOUS and VERY WELL APPOINTED THREE BEDROOM GROUND FLOOR APARTMENT in a SELECT CLOSE, IDEALLY SITUATED IN LOWER MEADS. Benefiting from its own PRIVATE ENTRANCE, the apartment provides LIGHT and SURPRISINGLY SPACIOUS ACCOMMODATION which has been SIGNIFICANTLY IMPROVED in recent years. The accommodation features a LARGE DUAL ASPECT RECEPTION ROOM, THREE DOUBLE BEDROOMS, a MODERN REFITTED KITCHEN & UTILITY ROOM along with REFITTED BATHROOM & SHOWER ROOMS. Externally the development is situated within attractive well maintained gardens and the apartment benefits from a PRIVATE GARAGE situated in a block to the side.

The development occupies a favoured position in Lower Meads less than a quarter of a mile from Meads Village with its range of local shops and amenities. The town centre with its comprehensive range of shopping facilities, mainline railway station and theatres including Devonshire Park International Tennis area all within one mile.



ENTRANCE

Covered private entrance with outside light and double glazed front door with stained glass leaded light inset, opening into the entrance hallway.

ENTRANCE HALL

Ceiling down lights, store cupboard, door to the reception room.

SITTING ROOM

15'3 x 14'4 (4.65m x 4.37m)

Double glazed window to the front aspect, open to the dining area, doors to the kitchen and inner hallway.

DINING ROOM/AREA

10'5 x 7'9 (3.18m x 2.36m)

Double glazed window to the rear aspect.

MODERN KITCHEN

9'9 x 6'9 (2.97m x 2.06m)

Superbly refitted by the current owners with a range of built in floor standing and wall mounted cupboards complemented by floor tiling and comprising of a inset one and a half bowl single drainer sink with mixer tap, integrated dishwasher with worktops above with inset four ring electric ceramic hob with glazed splashback and stainless steel extractor hood above, matching unit housing the built in electric double oven, further adjoining unit with integrated fridge/freezer, inset ceiling lights, opening into the utility room.

UTILITY ROOM

7'7 x 1'1 (2.31m x 0.33m)

Fitted with a further range of built in matching cupboards concealing an integrated washing machine with worktop above, wall mounted gas fired boiler, radiator, double glazed door opening to rear access.

BEDROOM 1

12'4 x 12'2 (3.76m x 3.71m)

Inset ceiling lights, radiator, built in wardrobe cupboards with store cupboards above, double glazed windows to the front aspect.

BEDROOM 2

12'3 x 9'9 plus recess (3.73m x 2.97m plus recess)

Inset ceiling lights, radiator, built in wardrobe cupboards, double glazed windows to the rear aspect.

BEDROOM 3

10'7 x 7'6 (3.23m x 2.29m)

Inset ceiling lights, radiator, built in wardrobe cupboards, double glazed windows to the front aspect.

MODERN BATHROOM

Refitted with a matching white suite with ceramic floor and wall tiling, comprising of a panelled bath with mixer tap and built in shower above, built in vanity unit with wash hand basin & mixer tap with a cabinet below and adjoining close coupled wc with concealed cistern, illuminated mirror above, chrome ladder style heated towel rail, inset ceiling lights, extractor fan.

MODERN SHOWER ROOM

Refitted with matching white suite with ceramic floor tiling and part tiling to walls, comprising of a walk-in tiled shower cubicle with fitted shower with sliding glazed doors, built in vanity unit with wash hand basin and mixer tap with a cabinet below, close coupled wc with concealed cistern, chrome ladder style heated towel rail, inset ceiling lights, extractor fan.

GARAGE

Number 9 situated in an adjacent block.

COMMUNAL GARDENS

The close features attractive, well maintained communal lawned gardens providing a lovely setting with a communal driveway providing access to the GARAGE. The communal gardens extend to the rear of the property and Flat 9 enjoys direct access from the kitchen and utility area.

OUTGOINGS

SHARE OF FREEHOLD

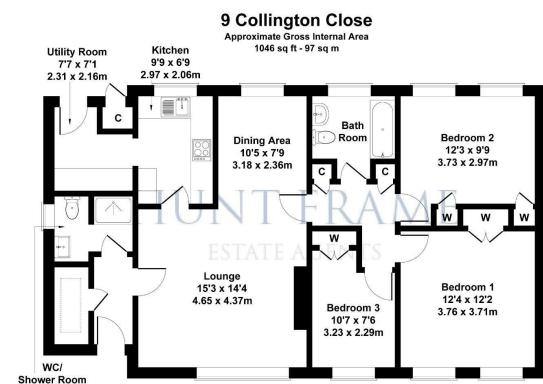
LEASE: 999 YEARS FROM 29/09/1959 -

934 YEARS REMAINING

MAINTENANCE: APPROX £700 PA

NO GROUND RENT

COUNCIL TAX BAND: D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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