Collington Avenue, Bexhill-On-Sea, TN39 3PX

Price Guide £225,000

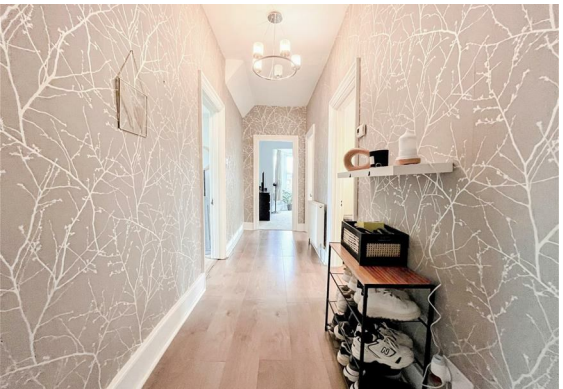
2 1 1 D

Collington Avenue, Bexhill-On-Sea, TN39 3PX

Offered to the market as an excellent investment opportunity, this beautifully presented and generously proportioned two-bedroom first-floor apartment is situated in the highly sought-after Collington area of West Bexhill. Being sold with tenants in situ, who we understand are keen to remain in occupation, the property provides immediate rental income from day one. The flat has been continuously let for the past five years with no void periods and is currently achieving £1,100 per calendar month (£13,200 per annum), representing a gross yield of approximately 5.9% at the guide price of £225,000 (before outgoings)

The well-appointed accommodation comprises a welcoming entrance hall with useful storage, a bright and spacious living/dining room with a dedicated study area, a modern fitted kitchen with integrated appliances, two generous double bedrooms, one benefiting from built-in storage, and a contemporary bathroom suite. The property is presented in excellent order throughout and offers comfortable, low-maintenance living.

Ideally positioned within walking distance of local shops, a doctor's surgery, Collington railway station and the seafront, the apartment also benefits from a share of freehold, a very long lease and low service charges, further enhancing its appeal to investors. A rare opportunity to acquire a well-maintained, income-producing property in one of Bexhill's most desirable residential locations.



Lounge
17'7" x 11'7" (5.36m x 3.53m)

Kitchen
7'10" x 7'10" (2.39m x 2.39m)

Bedroom One
14'1" x 12'10" (4.29m x 3.91m)

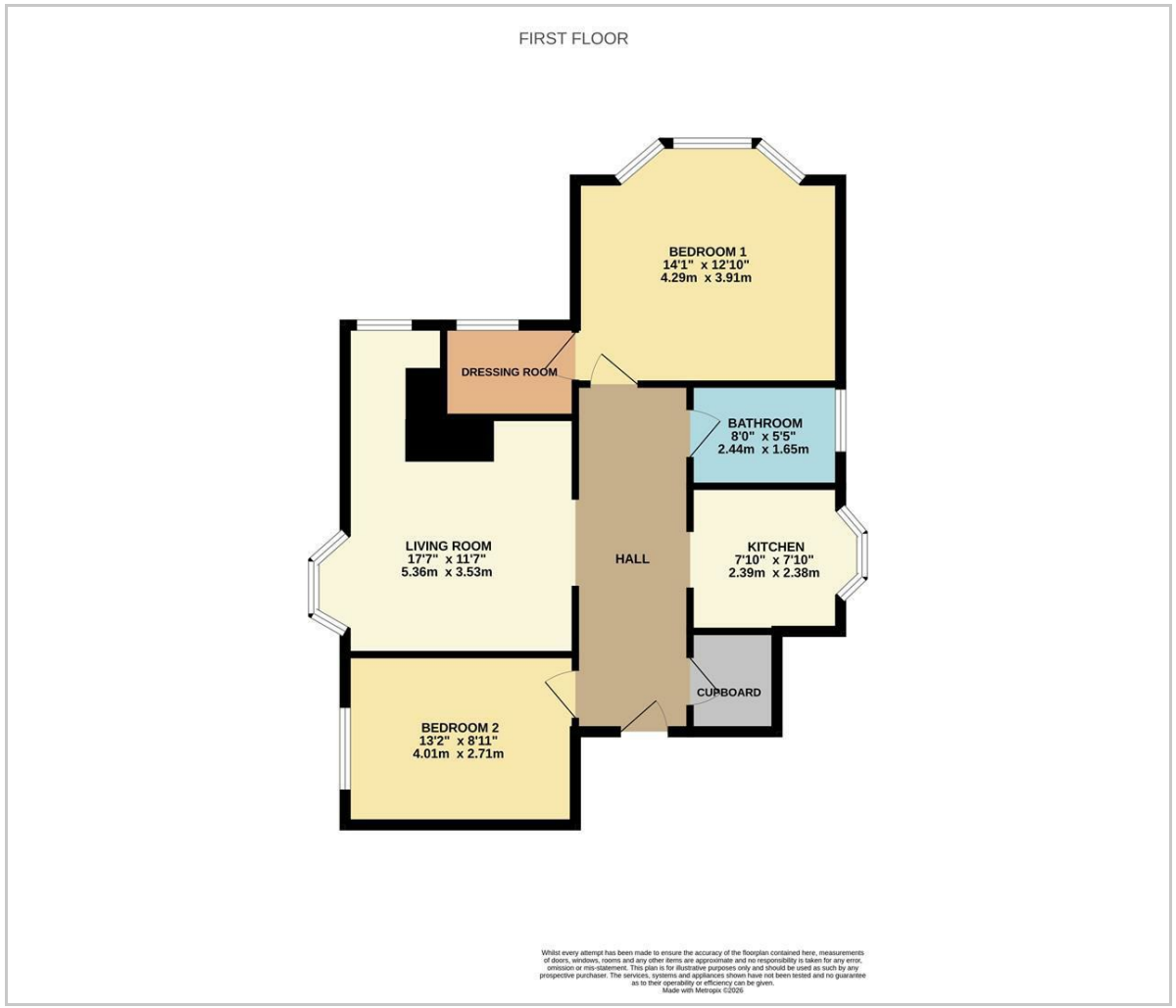
Bedroom Two
13'2" x 8'11" (4.01m x 2.72m)

Bathroom
8'0" x 5'5" (2.44m x 1.65m)

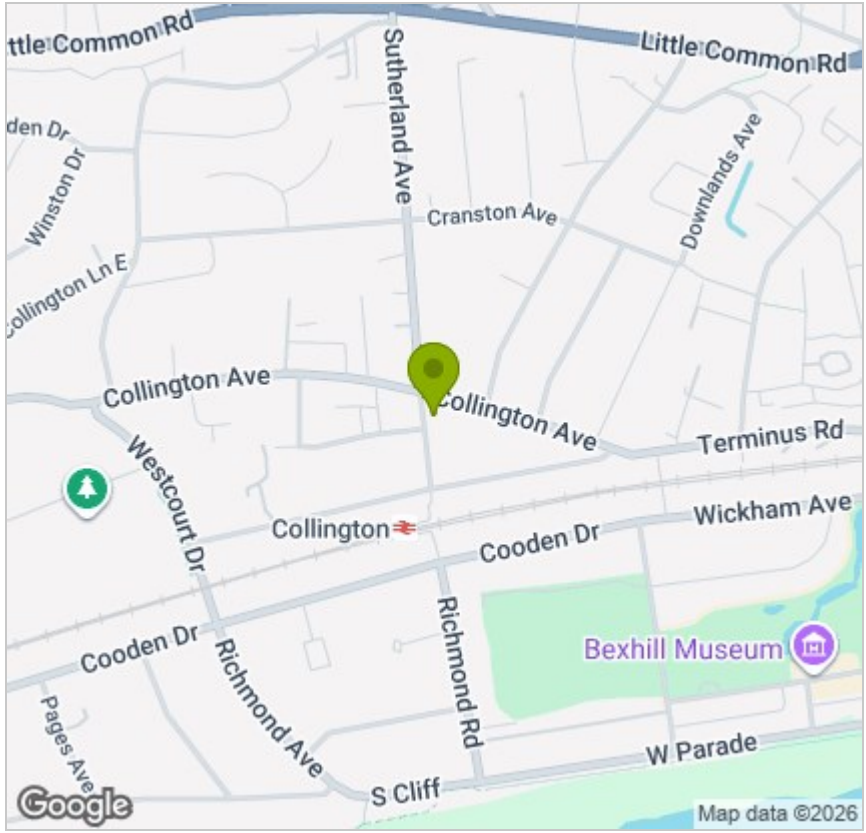
Council Tax Band B - £2,100.74

Leasehold
The seller advises that the property is offered as share of freehold and has approximately 999 years from 25th March 1960 remaining on the lease. The service charge is £80 per month, there is no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

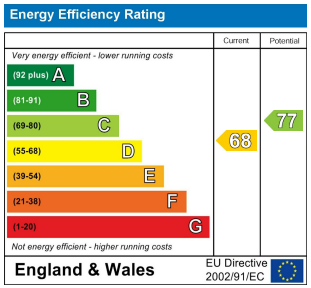
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL
Bexhill@oakfieldproperty.co.uk

01424 224700
www.oakfieldproperty.co.uk