

OAKFIELD

Cranston Avenue, Bexhill-On-Sea, TN39 3HD

Asking Price £195,000

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A great opportunity has arisen to acquire this CHAIN FREE and VACANT two-bedroom purpose-built ground floor flat, ideally situated in the sought-after Collington area of Bexhill-on-Sea. Conveniently located within easy reach of local shops, amenities and excellent transport links, the property is also just a short walk from the picturesque Bexhill seafront and promenade.

The property has recently undergone a programme of improvements, including redecoration throughout, new carpets and flooring, an updated kitchen and a newly fitted bathroom with attractive tiling, creating a fresh and appealing home ready for its next owner.

The well-proportioned accommodation comprises an entrance hall, sitting room, kitchen, two bedrooms and a modern bathroom/WC. Further benefits include sealed unit double glazing, gas central heating with boiler and radiators, communal gardens and an allocated off-road parking space.

Ideally suited to first-time buyers, buy-to-let investors, downsizers or those seeking a conveniently located coastal home, this attractive property offers the benefit of recent improvements and the advantage of no onward chain.

Collington is a popular residential area known for its convenience and accessibility, with nearby railway stations providing links to Hastings, Eastbourne, Brighton and London. Bexhill town centre and seafront are also close by, offering a variety of cafés, restaurants, leisure facilities and independent shops.



















Living Room
14'5" x 13'2" (4.39m x 4.01m)

Kitchen
9'8" x 8'10" (2.95m x 2.69m)

Bedroom One
12'4" x 10'7" (3.76m x 3.23m)

Bedroom Two
9'8" x 9'5" (2.95m x 2.87m)

Bathroom
6'9" x 5'11" (2.06m x 1.80m)

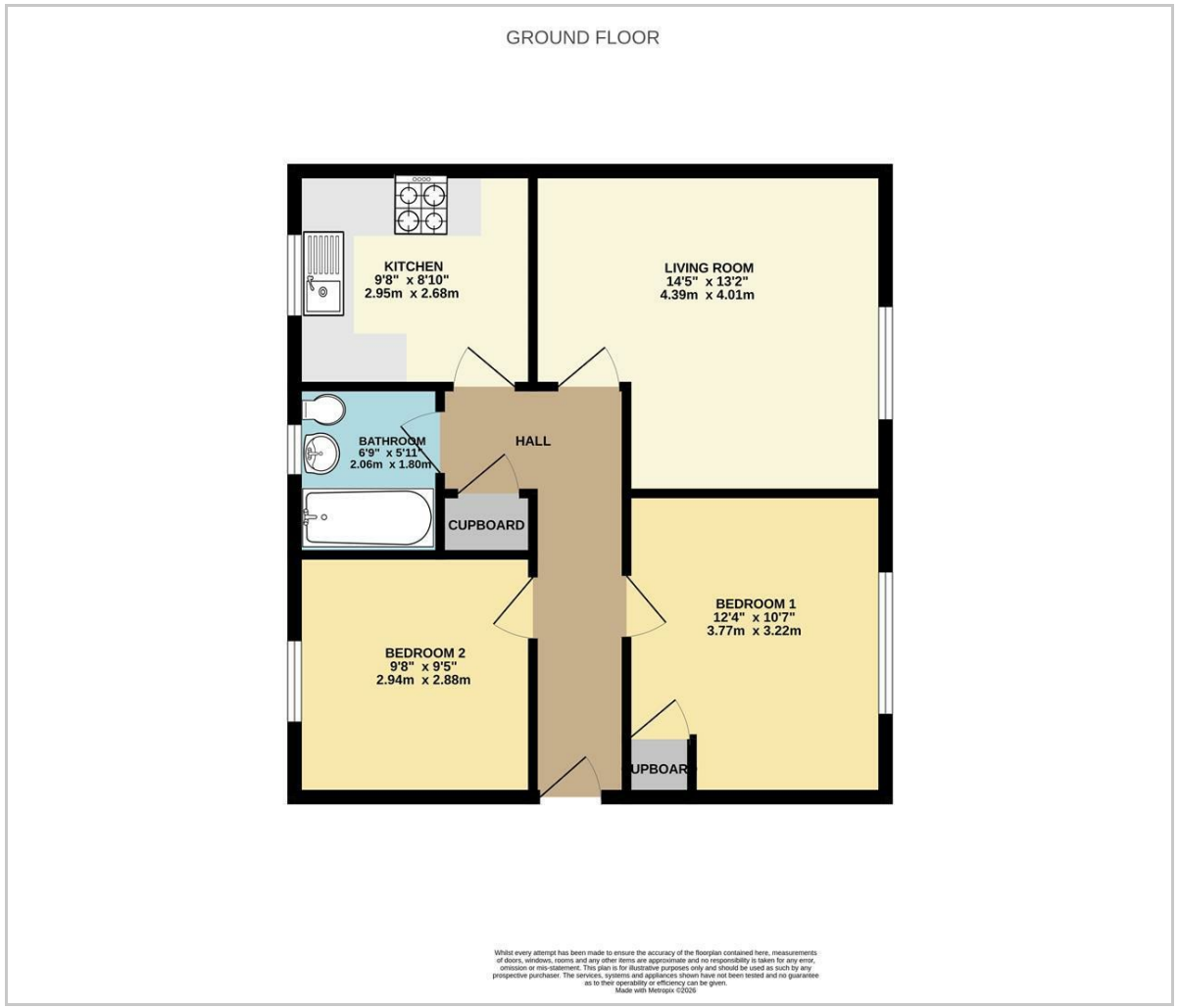
Council Tax Band B - £2,100.74 Per Annum

Leasehold
Lease: This property is offered as share of freehold and there is a 120 year lease, which was granted on 24th June 1990

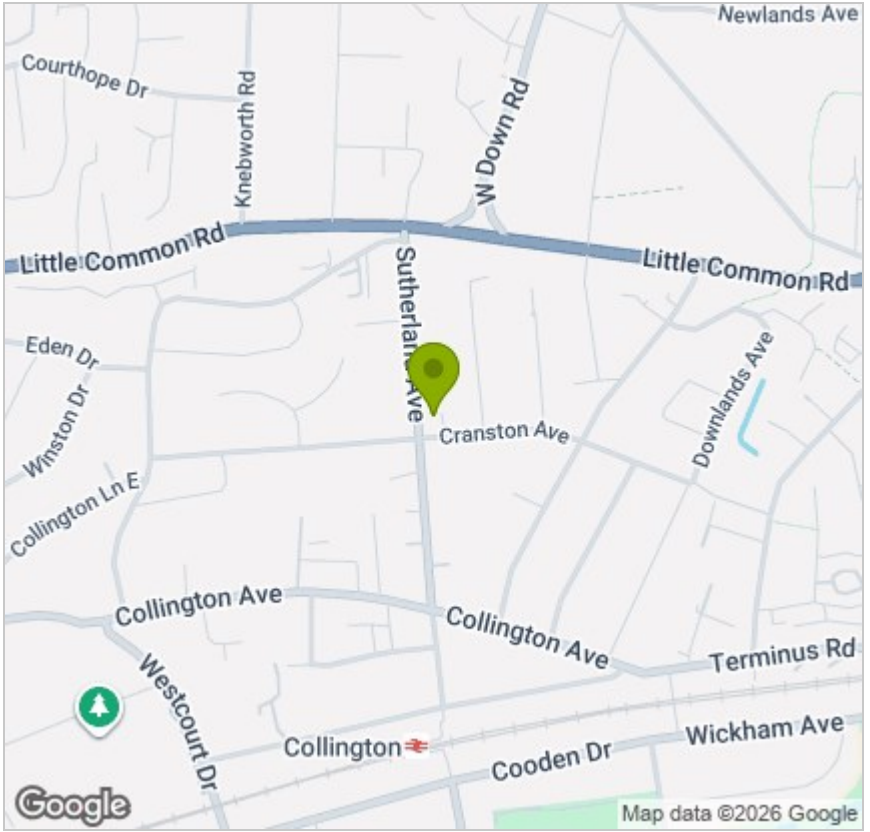
We have been advised that there is no annual ground rent.

Oakfield manages the block and the service charge is approximately £1,250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

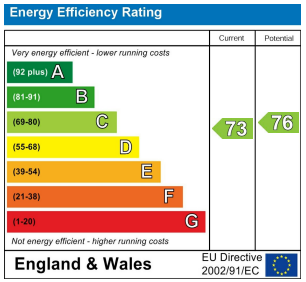
Floor Plan



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.

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