

# Cosy Flat to rent near to Collington Station in an elegant tree lined avenue (625 GBP)



Location **South East, East Sussex**  
<https://www.freeadsz.co.uk/x-423558-z>

This is a two bedroom first floor converted flat. The property is situated within a short distance to Collington station and local shopping facilities. Accommodation and benefits are to include entrance hall, feature turret sitting room with exposed brick wall, fitted kitchen, modern bathroom/W.C and two bedrooms. Externally the property benefits from an area of communal garden and communal parking to the front. An early inspection is considered essential to fully appreciate what this property has to offer. COMMUNAL ENTRANCE Accessed via communal front door, with stairs leading to the first floor. ENTRANCE HALL Accessed via private front door, security entry phone system, airing cupboard housing water cylinder with shelving for linen, electric heater. LOUNGE 4.44m x 3.63m narrowing to 3.02m (14'7 x 11'11 narrowing to 9'11) Having an attractive turret window, exposed brick wall, exposed ceiling and wall timbers, electric storage heater. KITCHEN 3.33m x 1.68m (10'11 x 5'6) Fitted kitchen comprising stainless steel single sink and drainer unit with cupboards under, range of work surfaces with fitted drawers and cupboards under, wall mounted shelved storage cupboard's, space and plumbing for washing machine, space for electric cooker, space for fridge/freezer, part tiled walls. BEDROOM 1 4.39m x 2.74m (14'5 x 9') Glazed window to the front, having two wall light points, electric heater. BEDROOM 2 4.39m x 2.03m (14'5 x 6'8) Glazed widow to the front, having electric heater. BATHROOM/W.C Glazed window to the side, fitted suite comprising of panelled bath with shower attachment and screen above, pedestal wash basin, low level WC, wall mounted electric heater, part tiled walls. OUTSIDE The property benefits from an area of communal garden to the rear mainly being laid to lawn and screened by shrubs and fencing with flower borders, there is an area of communal parking to the front used on a first come first served basis, communal bin store to the front of the property. A deposit of one month's rent will be required upfront. Electricity is paid by meter and key. Obviously council tax will be transferred into your name. Approx £132 per month. Flat is offered on a basis of six months, which may be extended if all parties agree. Previous tenants stayed for 2.5 years.;



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