



28 Collington Rise, Bexhill-on-Sea,
East Sussex TN39 3RS



PROPERTY DESCRIPTION

A magnificent and beautifully presented five bedroom detached family home ideally situated on this highly sought after tree lined road in West Bexhill which is within a short distance of Little Common Village with it's array of amenities and well regarded primary school whilst Collington train station is also within easy reach. The bright and spacious accommodation is arranged over two floors. The ground floor comprises; good size entrance porch, bay fronted reception hall, lounge with double doors leading to the conservatory, stunning re-fitted kitchen/breakfast room with quartz working surfaces, further reception room/sitting room, an impressive 34' orangery/family room & further accommodation currently arranged as an annex with a lounge, bedroom, kitchen & shower room. On the first floor there are five generous size bedrooms, two bathrooms & an additional shower room. Outside the property boasts an in & out driveway with off road parking for several cars, large garage and landscaped rear garden ideal for entertaining with heated pool & hot tub. EPC - C.

FEATURES

- Beautiful 1930's Detached Family Home
- Five First Floor Bedrooms In The Main House & Three Bath/Shower Rooms
- Spacious Accommodation Across Two Floors With An Abundance Of Natural Light
- Bright & Inviting Bay Fronted Reception Hall
- Lounge With Feature Fireplace And French Doors To The Conservatory
- Stunning Kitchen/Breakfast Room With Quartz Working Surfaces
- Separate Ground Floor Accommodation Currently Arranged As One Bedroom Annex
- 34' Conservatory/Orangery Ideal For Entertaining Or Family Area
- Picturesque Location On An Extremely Sought After Tree-Lined Road
- Council Tax Band - G





ROOM DESCRIPTIONS

Entrance Porch

Accessed via oak front door with double glazed patterned insert, double glazed feature window to the side, power points, lighting, ample space for shoes and coats.

Reception Hall

24' 2" max x 15' 7" into bay (7.37m max x 4.75m into bay) A bright and inviting room which is accessed via patterned glazed door, double glazed bay window overlooking the front, ceiling coving, spotlights, radiator, corner fireplace with inset gas fire, stairs rising to the first floor.

Cloakroom/WC

Double glazed window to the side, spotlights, low level WC, wash hand basin, heater ladder style towel rail.

Lounge

17' 8" x 13' 10" (5.38m x 4.22m) Double glazed bay window with French doors leading to the conservatory, ceiling coving, spotlights, feature fireplace with wooden surround and mantle and tiled hearth, three wall light points, radiator.

Kitchen/Breakfast Room

19' 0" x 17' 10" reducing to 13' 4" (5.79m x 5.44m reducing to 4.06m) A beautifully upgraded room with plenty of natural light, double glazed window to the side and rear and doors to the side and rear with the latter leading to the conservatory, Velux window, spotlights, a range of quality quartz working surfaces with sunken double butler sink, Victorian style mixer tap and grooved drainer, space for range style cooker, a range of matching wall and base cupboard with fitted drawers and glazed fronted display units, built-in appliances including dishwasher and fridge/freezer, utility cupboard with space for washing machine and tumble dryer.

Sitting Room/Further Reception Room

17' 9" max x 14' 9" max (5.41m max x 4.50m max) A bright dual aspect room with double glazed bay window to the front and window to the side, Velux windows, ceiling coving, spotlights, radiator, double cupboard housing gas fired boiler and water tank.



Large Conservatory

34' 4" x 15' 10" (10.46m x 4.83m) An amazing room ideal for the family to enjoy or for entertaining with an impressive amount of double glazed windows to the side and rear overlooking the garden, tinted glazed roof which has recently been replaced, double doors leading to the garden, underfloor heating, spotlights and wall light points.

Annex Kitchen

12' 10" x 8' 3" (3.91m x 2.51m) Accessed from the lounge and also with double glazed window and door to the side, ceiling coving, spotlights, radiator, a modern kitchen area with a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring induction hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric hob and slimline dishwasher.

Annex Lounge (Currently Arranged As A Bedroom)

11' 10" x 11' 10" (3.61m x 3.61m) A bright dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, ceiling coving, radiator.

Annex Bedroom

12' 10" x 8' 3" (3.91m x 2.51m) Double glazed windows to the side and front ceiling coving, spotlights, radiator.

Annex Shower Room

Double glazed window to the side, spotlights, a modern fitted three piece suite comprising; walk-in shower cubicle with chrome controls, rain effect shower over and further handheld attachment, low level WC, pedestal wash hand basin, heated ladder style towel rail, part tiled walls.

Lean-To

Sliding doors to the garden, space for washing machine and tumble dryer.

First Floor Landing

Double glazed window to the side, a spacious landing with access to loft space via hatch, large walk-in cupboard, further cupboard housing hot water cylinder, radiator.



ROOM DESCRIPTIONS

Bedroom One

17' 3" into bay x 14' 8" (5.26m into bay x 4.47m) Double glazed bay window to the rear overlooking the garden, radiator.

Bedroom Two

13' 0" x 12' 7" (3.96m x 3.84m) A dual aspect room with double glazed windows to the side and front, radiator.

Bedroom Three

9' 6" x 9' 5" (2.90m x 2.87m) A dual aspect room with double glazed windows to the front and side, radiator, doorway through to;

En-Suite Shower Room

Double glazed patterned window to the side, a walk-in shower cubicle with chrome controls and shower over, wash hand basin with chrome mixer tap, chrome heated ladder style towel rail.

Bedroom Four

12' 4" x 10' 3" (3.76m x 3.12m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, large storage cupboard.

Bedroom Five

12' 11" x 9' 1" (3.94m x 2.77m) Double glazed window to the rear, radiator.

Family Bathroom

11' 8" x 8' 4" (3.56m x 2.54m) A spacious and stunning dual aspect room with double glazed windows to the front and side, spotlights, a modern four piece suite comprising; panelled jacuzzi bath, large walk-in shower cubicle with two rain effect shower heads with individual chrome controls and further handheld attachment, low level WC, circular wash hand basin with chrome mixer tap, chrome heated ladder style towel rail.

Additional Bathroom

8' 9" x 6' 0" (2.67m x 1.83m) Double glazed patterned window to the side, spotlights, a modern fitted three piece suite comprising; panelled p-shaped bath with fitted screen, mixer tap and shower over, wash hand basin with mixer tap, low level WC with concealed cistern, two chrome heated ladder style towel rails.

Garage

19' 8" x 13' 9" (5.99m x 4.19m) Accessed via electric roller door, boarded storage above, door to the rear, power points and lighting.

Outside

The front of the property is approached via an extensive in and out driveway offering parking for several vehicles, planted borders, raised brick bed, gated access to both sides, power point.

Adjacent to the rear of the property there is an extensive patio ideal for entertaining and Al fresco dining with various light points and screened by hedging, decked area with pergola and hot tub, stairs leading to the outside heated pool with air source heat pump, timber framed shed with pool controls, further raised patio area surrounded with very well planted raised bed borders and hedging, patio providing access to the kitchen side door and gated side access, water tap, raised bed with mature shrubs and trees, side patio providing access to the annex lean-to, garage and side gate, power point, mature shrubs and trees.

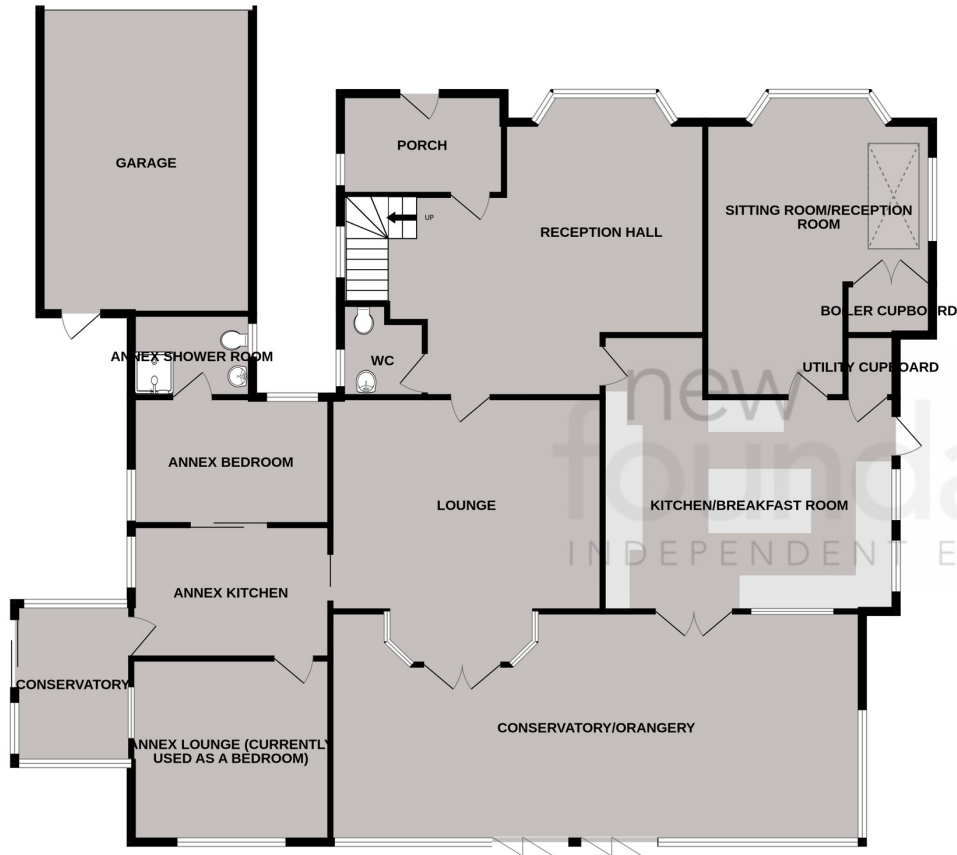
NB

There are solar panels which generate electricity.

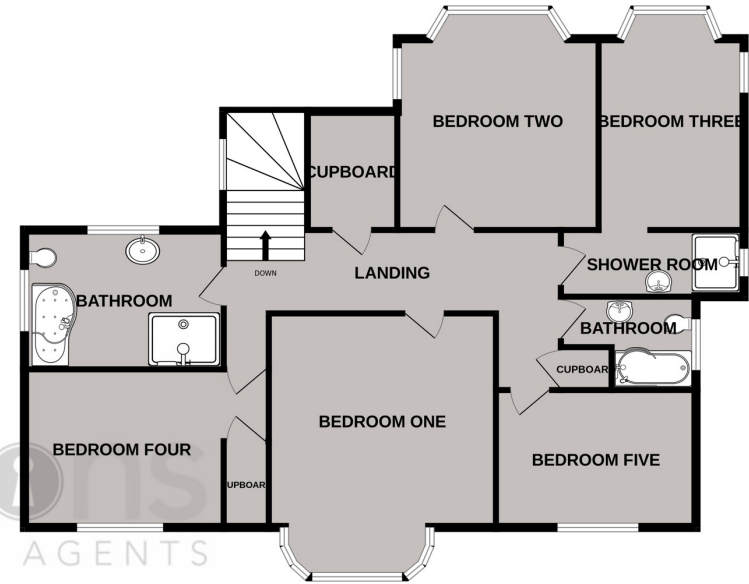


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

