





## PROPERTY DESCRIPTION

A characterful 1930's four bedroom, two reception detached house situated in this sought after road and backing onto Collington Woods. The property is located just under a mile from Little Common Village with its array of amenities and well regarded primary school whilst the seafront and Bexhill Town Centre are only a short drive away. Although in need of modernisation it does offer the buyer a chance to put their own stamp on this charming home. The ground floor accommodation comprises; entrance hall, cloakroom/WC, bay fronted dual aspect lounge, dining room with double doors leading to the garden, kitchen/breakfast room and integral garage. On the first floor there are four bedrooms, bathroom and separate WC. Outside the property has off road parking and a good size rear garden. EPC - D.

## FEATURES

- Charming 1930's Detached House
- Four Bedrooms
- Two Reception Rooms
- Backing Collington Woods
- Off Road Parking
- In Need Of Modernisation
- Garage
- Good Size Rear Garden
- No Onward Chain
- Council Tax Band - F





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via wooden front door with glazed patterned inserts, picture rail, radiator, under-stairs storage, internal door to the garage.

### WC

Glazed patterned window to the front, low level WC, wash hand basin.

### Lounge

17' 2" into bay x 11' 4" (5.23m into bay x 3.45m) A dual aspect room with double glazed bay window to the front and side, picture rail, three radiators, feature fireplace with tiled heart and wooden surround.

### Dining Room

12' 11" x 11' 4" (3.94m x 3.45m) A dual aspect room with double glazed windows to the side and rear and double doors leading to the garden, picture rail, radiator, feature fireplace with tiled hearth and wooden surround.

### Kitchen/Breakfast Room

15' 7" x 8' 11" (4.75m x 2.72m) Double glazed windows to the side and rear with the latter offering a pleasant outlook over the garden, UPVC door with double glazed patterned insert leading to the garden, fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and double drainer unit with mixer tap, space for cooker with extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for fridge/freezer, radiator, space for table and chairs, large larder cupboard with window, utility area with space for washing machine and washer, wall mounted gas fired boiler.

### Garage

15' 11" x 8' 6" (4.85m x 2.59m) Accessed via metal double doors, double glazed window to the side, power and lighting.

### First Floor Landing

Double glazed window to the front, access to loft space via hatch.

### Bedroom One

13' 11" x 11' 5" (4.24m x 3.48m) Double glazed bay window to the front, picture rail, built-in cupboard, radiators.

### Bedroom Two

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed window to the rear overlooking the garden, picture rail, built-in cupboard, radiator.

### Bedroom Three

11' 7" x 8' 7" (3.53m x 2.62m) Double glazed window to the front, picture rail, radiator, wash hand basin.

### Bedroom Four

9' 0" x 8' 4" (2.74m x 2.54m) Double glazed window to the rear, picture rail, radiator.

### Bathroom

Double glazed patterned window to the rear, panelled bath with electric shower over and fitted screen, wash hand basin, radiator, part tiled walls, airing cupboard housing hot water cylinder and shelving.

### WC

Double glazed patterned window to the side, low level WC.

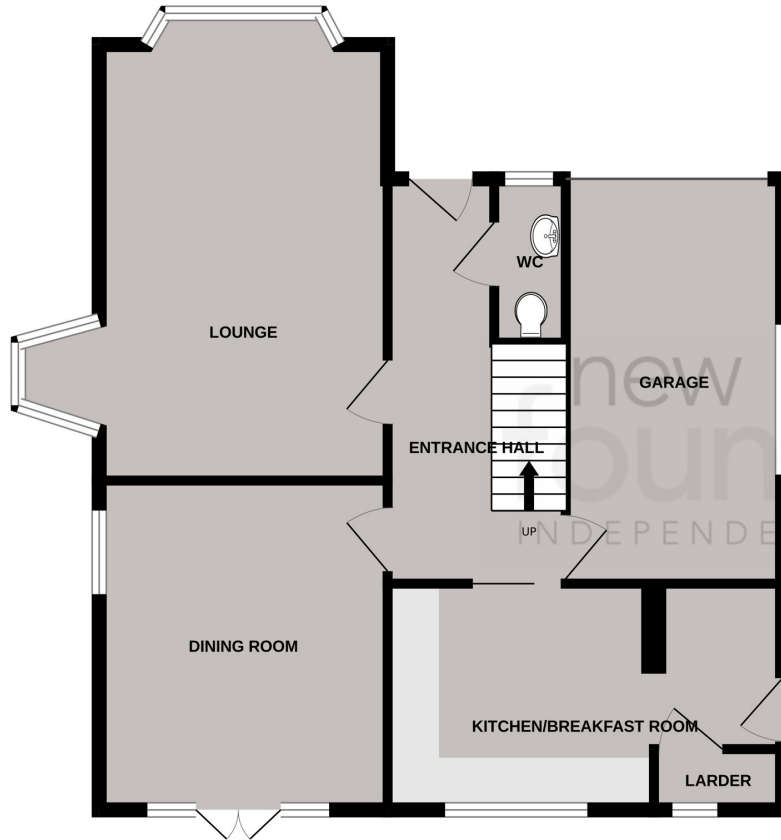
### Outside

The front of the property is approached via a block paved driveway and leads to the garage, gated side access, area of lawn surrounded with well kept mature shrubs and bushes.

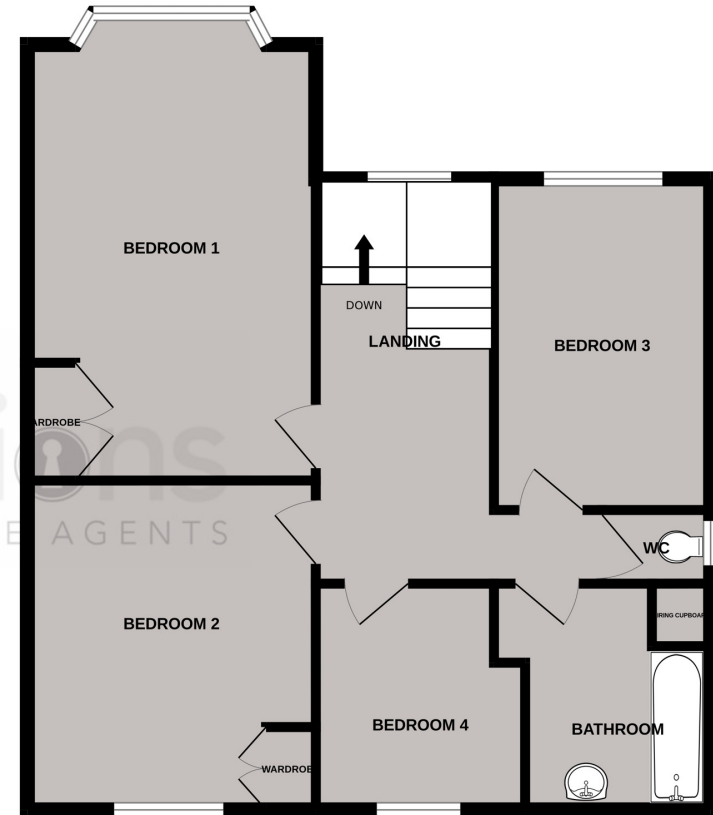
Adjacent to the dining room there is a smaller covered patio area, two timber framed sheds, gated side access, the first area of garden is mainly laid to lawn with mature shrubs and trees, the latter part of the garden is covered with more trees and bushes offering a good degree of seclusion.

# 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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

