



16 Collington Rise, Bexhill-on-Sea, East Sussex, TN39 3RT

An Exclusive Four Bedroom Detached Family Home With Gated Entrance & Vast Rear Garden - Offers in the Region of £950,000 - Freehold

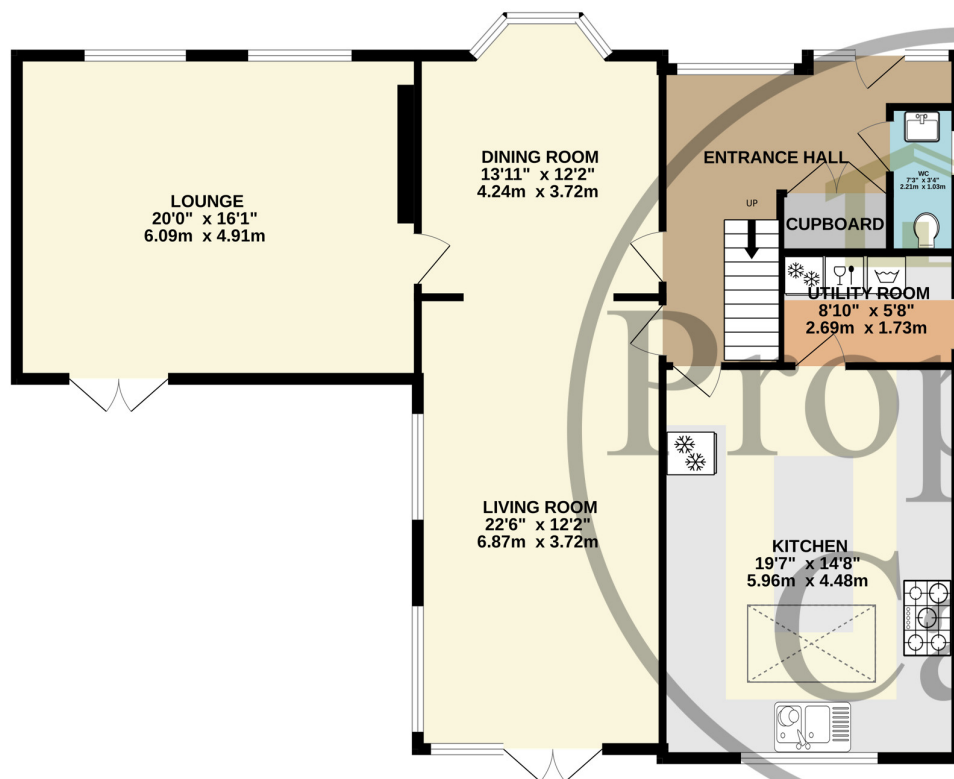




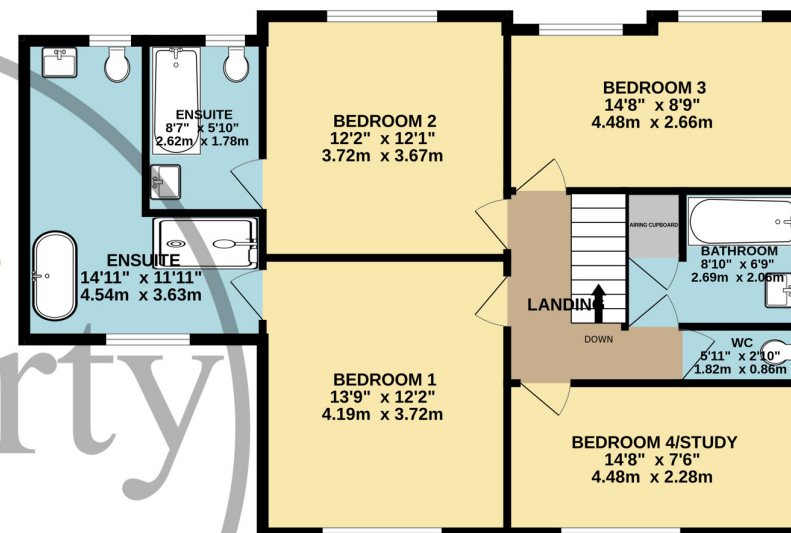
Property Cafe are delighted to present to the market this immaculately presented, four bedroom, exclusive family home for sale in an incredibly sought after road of Bexhill. Accommodation and benefits include: A gated frontage ensuring a secure plot, with a Ring doorbell and Ring CCTV floodlight cameras; Bright & airy entrance hall with a coat cupboard & ground floor WC; A vast dual aspect living room with french doors leading to a raised patio; Separate spacious lounge again with french doors to another area of patio and wood burner; Dining room ideal for family occasions/hosting guests; Modern fitted kitchen with an array of cupboard space, solid wooden worktops, double butler sink, Rangemaster cooker with six ring gas hob & electric ovens in addition to an integrated NEFF fridge/freezer; Separate utility room offering further cupboard & worktop space as well as a second NEFF fridge/freezer, AEG washing machine and SMEG dishwasher. Upstairs comprises of a master bedroom at the rear of the home with a very generous en-suite/dressing room with double walk-in shower cubicle, free standing oval bath, wash basin & WC; A second spacious double bedroom also offering an en-suite consisting of bath with overhead shower attachment, wash basin & WC; Two further well proportioned bedrooms; Modern fitted family bathroom with bath & overhead shower, wash basin and airing cupboard housing a remotely controlled HIVE Water & heating system suitable for a family of at least eight people; Separate WC. Externally the property boasts a vast, mature & landscaped rear garden with multiple seating areas, pergola and shed all impeccably kept; Off-road parking via a gated block paved, in & out driveway; External lighting both to the front aspect of the house and front gardens. The property is offered for sale having been comprehensively renovated & refurbished circa 2021 including replacement of the roof, extensions to the rear and having been re-wired & re-plumbed throughout in addition to being finished to a high spec throughout with new fixtures and fittings. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
1259 sq.ft. (116.9 sq.m.) approx.



**1ST FLOOR**  
866 sq.ft. (80.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2125 sq.ft. (197.4 sq.m.) approx.**

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 ©2025

**Bedrooms:** 4  
**Receptions:** 3  
**Council Tax:** Band F  
**Council Tax:** Rate 3686.72  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central. Wood Burner.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within a very sought after and exclusive area of Collington; Walking distance to an array of local shops, amenities, bus stops and Collington Train station. Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne & Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Exclusive Four Bedroom Detached Family Home For Sale
- Gated Frontage With Block Paved Driveway For Multiple Vehicles
- High Spec Modern Fitted Kitchen With Integrated Appliances
  - Separate Utility Room
  - Four Well Proportioned Bedrooms

- Modern Fitted Family Bathroom & Two En-Suites
  - Stunning Landscaped Rear Gardens
- Positioned In An Incredibly Sought After Road Of Bexhill
- Comprehensively Refurbished Circa 2021 Including A New Roof/Extensions/Rewired & Re-plumbed
  - Internal Viewing Highly Recommended