



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£535,000 31 Collington Grove, Bexhill-on-Sea TN39 3UB
2 Bedroom 1 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

This generously sized detached bungalow is located in a highly desirable location within walking distance of Little Common village with no onward chain. A comprehensive refurbishment of the bungalow has resulted in modern accommodation, which includes; a spacious lounge with dual aspect windows and a modern fitted kitchen/breakfast room. A newly-fitted and fully equipped kitchen boasts matching wall units and base units, along with integrated appliances including a microwave, an eye-level oven, a washing machine, a dishwasher and fridge/freezer. In addition, there is a door out to the garden and ample space for a dining table & chairs. The bungalow has two large dual aspect double bedrooms, one with a fitted double wardrobe. There is a cloakroom adjacent to the bathroom suite, which can be used as either a bathroom or a shower room according to the new buyer's preference. An entirely new central heating system powered by a combination boiler has been installed, as well as a complete rewire, a roof renovation, and general updating throughout the property. Almost all rooms feature a dual aspect, making them bright and spacious, some of which include refurbished parquet flooring.



Key Features:

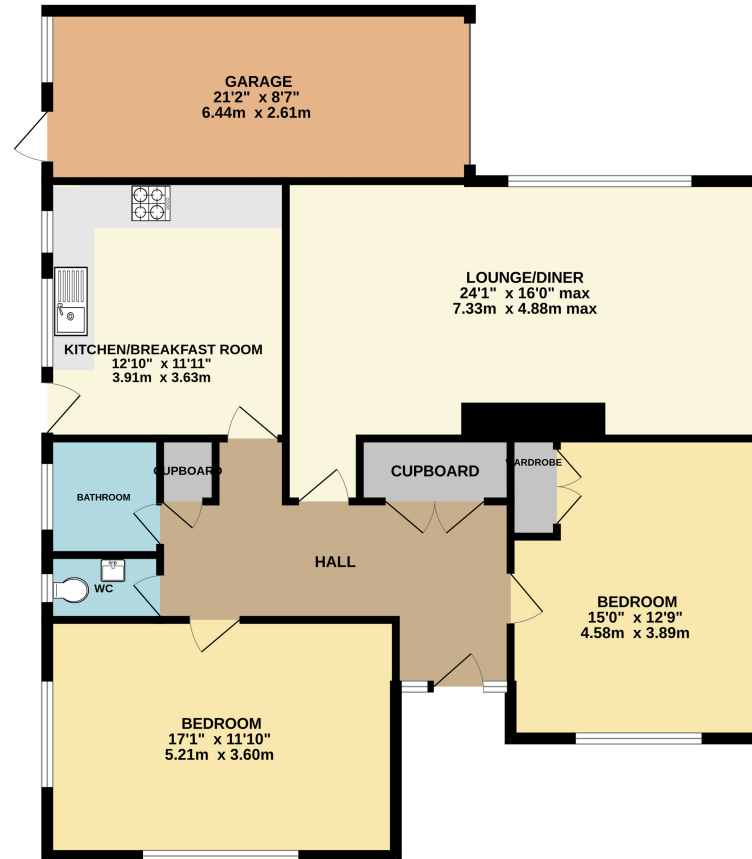
- Spacious Detached Bungalow
- Comprehensively Refurbished Throughout
- Two Large Dual Aspect Double Bedrooms
- No Onward Chain
- South Facing Low Maintenance Rear Garden
- Extensive Block Paved Driveway & Garage
- Highly Desirable Location
- Due To Be Complete February 2024

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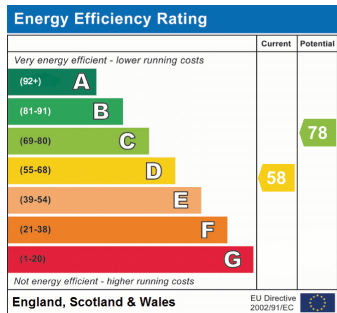

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GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Outside

Located on a corner plot, the property enjoys a prominent location. Front and side gardens are laid to lawn with mature hedging providing privacy for the bungalow. Multiple vehicles can be parked off-road on the block-paved driveway, and an electric up-and-over door provides access to the garage. Its south-facing garden is laid to patio, offering low maintenance and a convenient place to enjoy alfresco dining.

Location

The property is located just 0.4 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. Little Common Primary School is within walking distance and currently rated as 'Outstanding' on its most recent Ofsted report. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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