




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£725,000

Down Cottage, Collington Lane East, Bexhill-on-Sea,
East Sussex TN39 3RJ

 5 Bedroom

 2 Bathroom

 3 Reception



AT A GLANCE...

There is a great deal of charm and character to this outstanding property that has been significantly improved since its current owner took over ownership. With a 16th century origin and a later Edwardian extension, exposed beams, iron latch doors, fireplaces, and Herringbone flooring comprise the original features, all of which have been maintained to an extremely high standard. As a result of extensive improvements made to the property, a new central heating system and a complete upgrade of the electric system were installed in 2022. Accommodations are spread over two floors and include; An inviting reception hall leads into the dual aspect kitchen/dining room featuring granite countertops and matching wall and base units. The kitchen comes with a Falcon oven with a five-ring gas hob. There is space and plumbing for appliances and a central feature fireplace with a log burner. There is a separate utility room off the kitchen with base units finished with granite work surfaces and space for appliances. There is also a door leading to the study and to the rear garden from the lobby. Additionally, the ground floor has a dual aspect charismatic living room with an attractive inglenook fireplace with a log burner. It also has a door opening into the cinema room. From the split-level landing on the first floor, you can access five bedrooms, a family bathroom, a shower room and a cloakroom. Both bedroom one & bedroom two benefit from ornamental fireplaces. In addition, there is a large area of walk-in eaves storage in bedroom two which could be ideal for further conversion if required. The earliest possible viewing of this remarkable property is highly recommended to fully appreciate all it offers and its potential.

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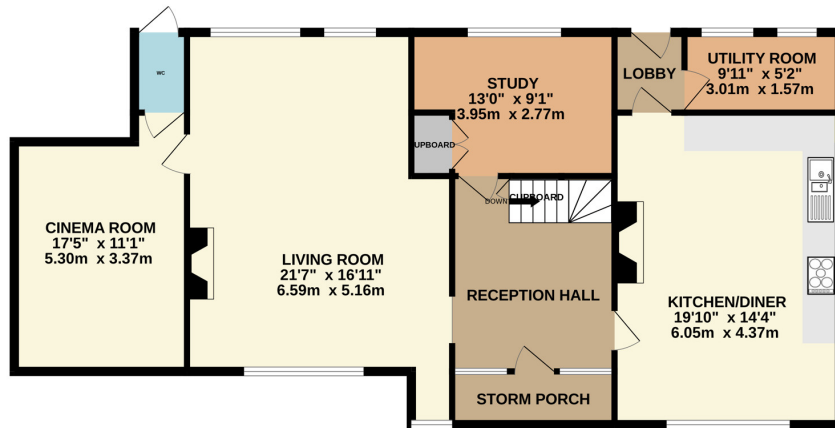


Key Features:

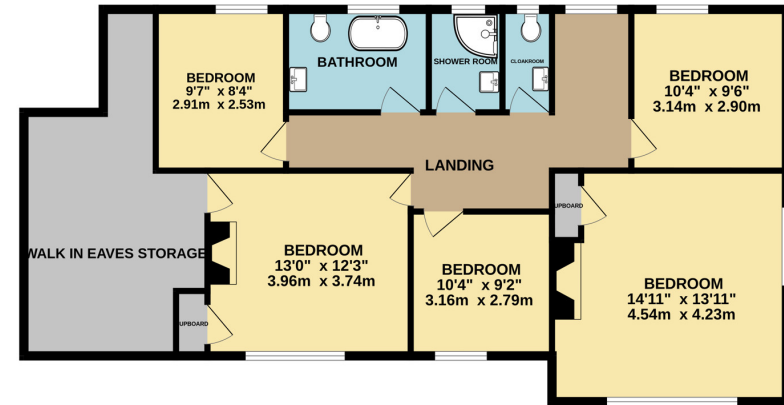
- A Remarkable 16th Century Property
- Living Room With A Stunning Inglenook Fireplace
- Abundant Original Features
- Two Bathrooms
- Off Road Parking
- Impressive Kitchen/Diner With Separate Utility Room
- Cinema Room & Study
- Five Bedrooms
- Well Established Gardens
- Sought After Collington Location

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GROUND FLOOR
1154 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is a large well-established front garden with the original flint stone wall that is predominantly laid to lawn. You will find well-established plants, shrubs and trees, along with off-road parking to the side of the property.

The rear garden has areas of lawn, a shingle laid seating area and raised patio area that are ideal to enjoy alfresco dining. There is a garden shed/workshop and a variety of mature plants, shrubs and trees, together with side access to the front of the property.

Location

Just over a mile from the property is Little Common, a village with a range of independent shops, a doctor's surgery, a dentist, and a Tesco Express. The property is located a short walk from a bus stop with regular routes into Bexhill town centre and the iconic seafront promenade is just under a mile away. There are regular trains into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria from Collington, the closest mainline station.

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