



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



PROPERTY DESCRIPTION

CHAIN FREE. A very characterful and impressive five bedroom detached house situated in this highly sought after tree lined road which is within easy reach of Collington Train Station & South Cliff Beach whilst the town centre is approximately 1.5 miles away. The property occupies a large corner plot and has ground floor accommodation comprising; entrance porch, entrance hall, dual aspect lounge with bay window, dining room, fitted kitchen which is open plan to the conservatory, ground floor bedroom/study with en-suite shower room. To the first floor there are four bedrooms and a family bath/shower room. Outside there is large driveway providing off road parking for several vehicles, a good size rear garden with a double garage at the foot of the garden and access from Winston Drive. EPC - E

FEATURES

- Four/Five Bedroom Detached Character House
- Highly Sought After Tree Lined Road Within Collington
- Large Corner Plot With Double Garage At The Foot Of The Garden & Vehicular Access From Winston Drive
- Short Walk To Collington Woods, Train Station & South Cliff Beach
- Dual Aspect Lounge With Bay Window
- All Main Ground Floor Rooms With A Southerly Aspect
- Ground Floor Study/Bedroom With Large En-Suite Shower Room
- Large Block Paved Driveway With Off Road Parking For Several Cars
- Good Size Conservatory Overlooking The Garden
- Council Tax Band - F





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC door with double glazed inserts, double glazed windows to the front and sides.

Entrance Hall

Accessed via wooden front door, double glazed windows to both sides, stairs rising to the first floor, radiator, under-stairs storage.

Lounge

15' 2" x 11' 8" (4.62m x 3.56m) A bright dual aspect room with double glazed windows to the front and bay window to the side, radiator, ceiling coving, feature fireplace with brick surround.

Dining Room

12' 2" x 12' 1" (3.71m x 3.68m) Double glazed window to the front, ceiling coving, radiator, feature fireplace with brick surround, dado rail.

Study/Ground Floor Bedroom

10' 0" x 9' 4" (3.05m x 2.84m) Double glazed window to the rear, ceiling coving, wall mounted gas fired boiler, radiator.

En-Suite Shower Room

11' 8" x 6' 7" (3.56m x 2.01m) Double glazed frosted glass window to the rear, a three piece suite comprising; low level WC, large walk-in shower cubicle with electric shower over, wash hand basin with cupboard under, radiator.

Kitchen

15' 0" x 7' 10" (4.57m x 2.39m) Double glazed windows to the front, ceiling coving, radiator, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, drinks rack, built-in eye level double oven and grill and dishwasher, space for washing machine.

Conservatory

Double glazed windows to the sides and rear, double doors leading to the garden, two radiators.

First Floor Landing

Double glazed window to the front, airing cupboard with shelving and hot water cylinder, access to loft space via hatch, radiator.

Bedroom One

12' 9" x 11' 10" (3.89m x 3.61m) Double glazed bay window with outlook over the side garden and Collington Rise, radiator.

Bedroom Two

12' 1" x 11' 2" max (3.68m x 3.40m max) Double glazed window to the rear, radiator.

Bedroom Three

12' 9" x 8' 3" (3.89m x 2.51m) Double glazed window overlooking the garden, radiator.

Bedroom Four

9' 5" x 7' 4" (2.87m x 2.24m) Double glazed window to the rear, radiator.

Bath/Shower Room

Three double glazed frosted glass windows to the front, spotlights, fitted four piece suite comprising; low level WC, panelled bath, large corner shower cubicle with electric shower over, wash hand basin, chrome towel rail.

Outside

The front of the property is approached via an extensive block paved driveway providing off road parking for several vehicles (at least six), area laid to lawn enclosed with mature hedging, two well established trees, gated access to both sides, area laid with stones.

The main area of garden is a wonderful size, adjacent to the rear or the property there is an extensive patio area ideal for entertaining, this extends into the path that leads to both gated side accesses, concrete hard standing area, the remainder of the garden is mainly laid to lawn with mature hedging, various mature trees.

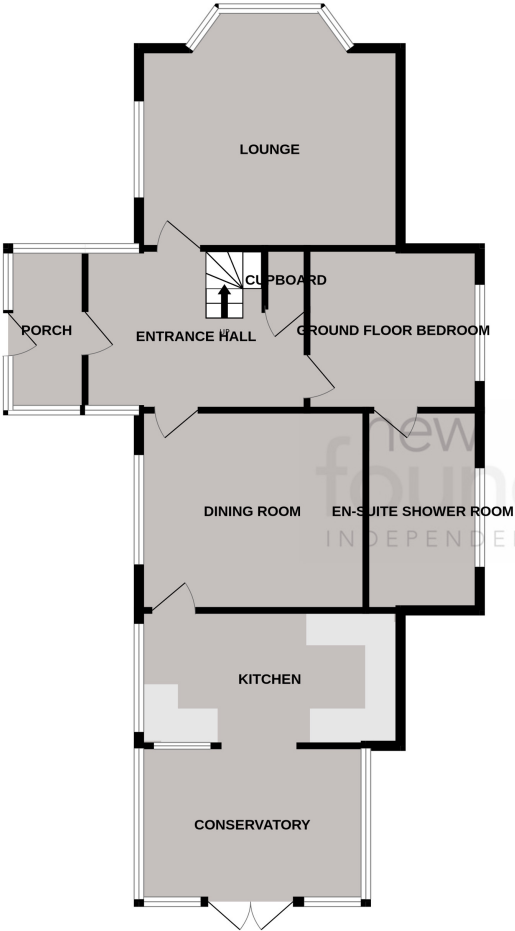
At the foot of the garden there is another concrete area which could be used for parking and accessed via double gates from Winston Drive and leads to the double garage.

Double Garage

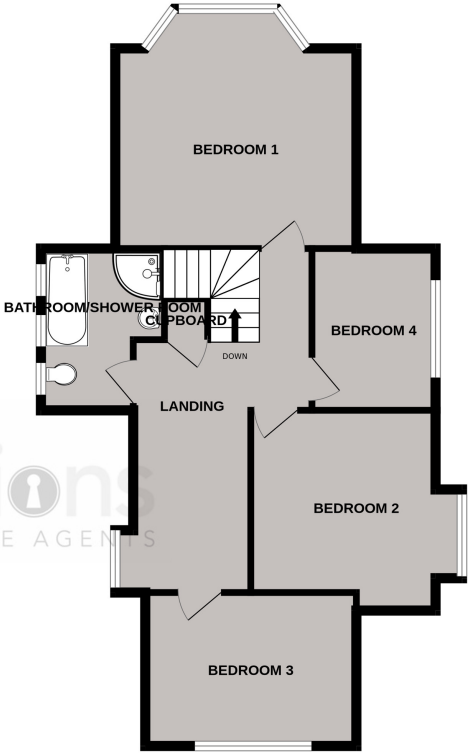
22' 8" x 15' 11" (6.91m x 4.85m) Accessed via two metal up and over doors, courtesy door to the side, windows to the rear, power and lighting.

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
Very energy efficient - lower running costs			
(92+)	A	52	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

