



13 Collington Park Crescent, Bexhill-
on-Sea, East Sussex TN39 3RF



PROPERTY DESCRIPTION

A delightful two bedroom detached bungalow which is located within the sought after 'Collington' area of Bexhill and being approximately one mile from Bexhill Town Centre whilst nearby there is a Tesco Express and Collington railway station. The accommodation comprises; entrance hall, bay fronted south facing lounge, fitted kitchen, two bedrooms, conservatory and shower room. Outside there is off road parking for multiple vehicles, low maintenance front and rear gardens and garage. The property is to be sold with NO ONWARD CHAIN. EPC - D.

FEATURES

- Two Bedroom Detached Bungalow
- Bay Fronted South Facing Lounge
- Sought After 'Collington' Location
- Conservatory
- Garage
- Quiet Residential Location
- Off Road Parking
- Low Maintenance Rear Garden
- No Onward Chain
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via front door with double glazed patterned inserts, access to loft space via hatch, ceiling coving, radiator, cloaks cupboard, further storage cupboard.

Lounge/Diner

18' 0" x 14' 0" max (5.49m x 4.27m max) A south facing room with double glazed bay window to the front, ceiling coving, radiator, television point.

Kitchen

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to the side, ceiling coving, a fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit, space for cooker, washing machine and tall fridge/freezer, a range of matching wall and base cupboards with fitted drawers, wall mounted gas fired central heating boiler.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, built-in cupboard.

Bedroom Two

11' 8" x 8' 1" (3.56m x 2.46m) Double glazed window and door to the rear leading to the conservatory, ceiling coving, radiator, cupboard.

Shower Room

Double glazed patterned window to the side, a fitted three piece white suite comprising; walk-in shower cubicle, low level WC and wash hand basin with chrome mix tap and cupboard under.

Conservatory

10' 8" x 9' 0" (3.25m x 2.74m) Double glazed windows to both sides and rear and double doors leading to the garden, power point, wall light point.

Garage

16' 5" x 8' 10" (5.00m x 2.69m) Accessed via up and over door, glazed window to the rear, door to the garden, lighting, power points.

Outside

The front of the property is approved via a paved driveway providing off road parking and leading to the garage, gated side access, water tap, the remainder of the front garden is laid to paving.

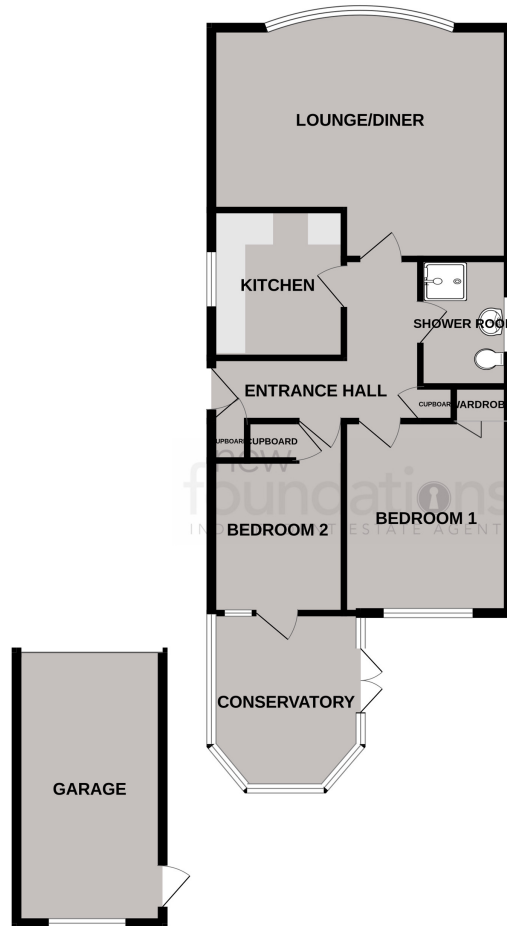
The rear garden measures approximately 50ft from the back of the bungalow in depth by 35ft in width.

The rear garden is mainly paved for ease of maintenance with various mature shrubs and bushes, gated side access, door to the garage.



FLOORPLAN

GROUND 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+)	A		86
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

