



Harvesters Cottage, 54 Collington Lane West, Bexhill-on-Sea, East Sussex, TN39 3TA
Stunning Semi Detached Cottage Currently Arranged As Two Separate Dwellings £815,000 - Freehold



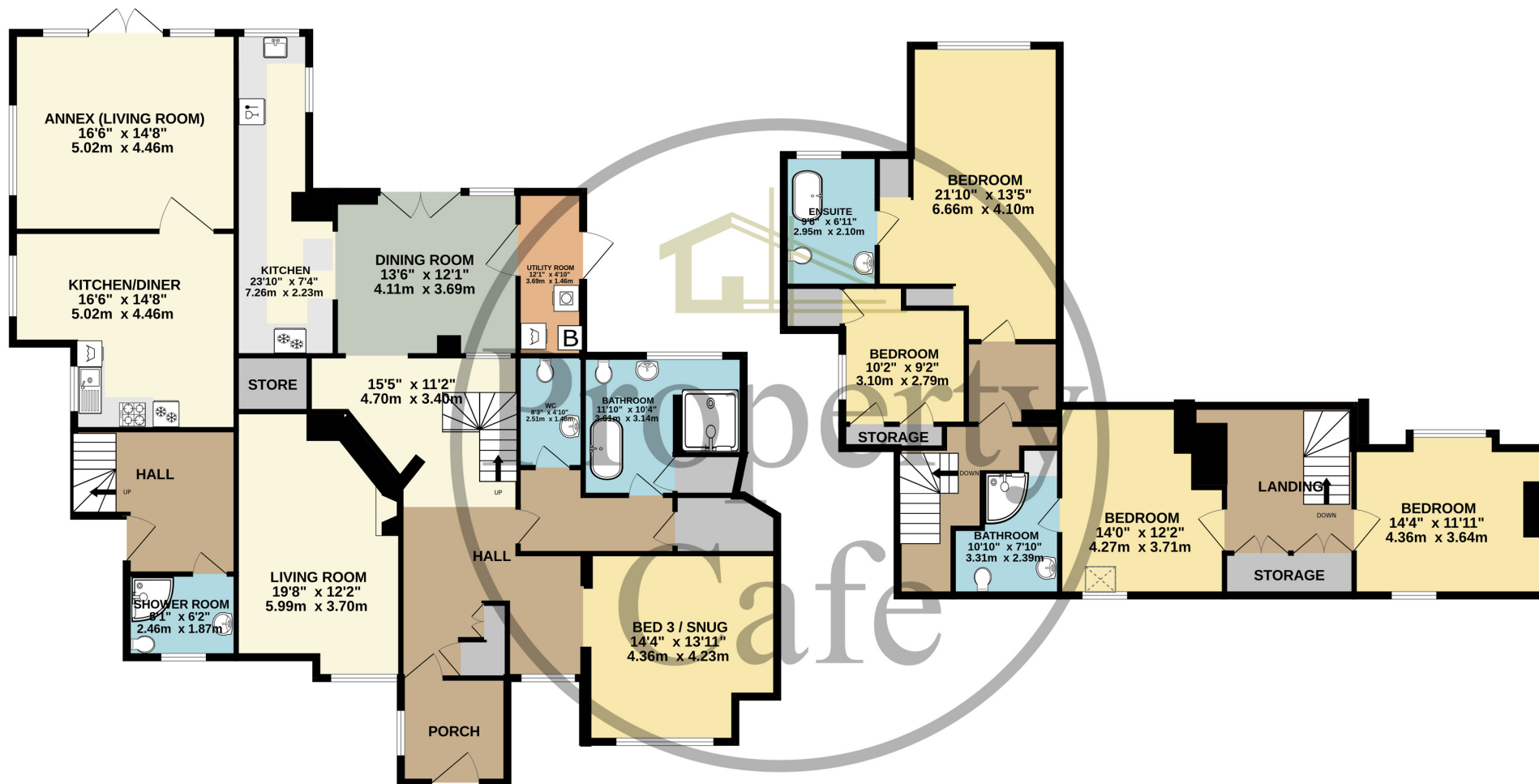


A Stunning Five Bedroom Character Cottage Currently Arranged As Two Separate Dwellings With Benefits & Accommodation Include: A Stunning 2/3 Bedroom Character Cottage & A Separate Two Bedroom Annex House Offering Versatile & Flexible Accommodation Throughout * The Main Cottage Itself Offers Two/Three Bedrooms & Ample Reception Space * A Stunning Conservatory & Beautiful Decor * The Separate Annex House Offers Two Spacious Bedrooms * A Master Bedroom With Bespoke En-Suite * A Spacious Dual Aspect Lounge With Patio Doors Out To The Rear Garden * A Bespoke Modern Fitted Kitchen-Diner * An Additional Ground Floor Shower Room * As The Adjacent Photos Will Illustrate The Property Is Beautifully Presented Throughout & Set Within Substantial Well Kept Gardens To Both Front & Rear * There Is Ample Parking To The Front With 'Pea Beach' Drive Leading To A Substantial Brick Built Detached Double Garage & A Separate Brick Built Garden Store Wit Power, Light & Mains Water * As The Floor Plan Will Illustrate In Total The Property Offers Versatile Accommodation Offering A Total Of 4/5 Bedrooms Ample Reception Space & Four Bespoke Bathrooms * Please Note That Both Dwellings Benefit From Having Independent Gas Central Heating Systems & Independent Electrical Systems. The Property Offers Excellent Investment Potential Offering & Offers Ideal Accommodation For 'Dual' Independent Living & Offers Excellent Rental Income Potential * Being Situated In A Highly Sought After Location Within Easy Reach Of Little Common Village Your Earliest Viewing Is Highly Recommended.....



GROUND FLOOR
1971 sq.ft. (183.1 sq.m.) approx.

1ST FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



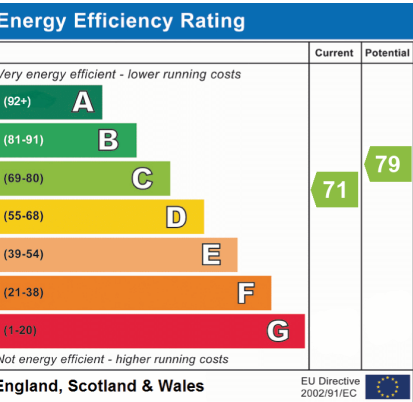
TOTAL FLOOR AREA : 3034 sq.ft. (281.9 sq.m.) approx.

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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Bedrooms: 5
Receptions: 5
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway. Garage. Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.



The Main Cottage Itself Offers Two/Three Bedrooms & Ample Reception Space * The Separate Annex House Offers Two Bedrooms * A Master Bedroom With En-Suite * A Spacious Lounge * A Modern Kitchen-Diner * Ground Floor Shower Room * The Property Is Beautifully Presented Throughout & Set Within Substantial Well Kept Gardens & Grounds To Both Front & Rear * There Is Ample Parking To The Front With 'Pea Beach' Drive Leading To A Detached Brick Built Garage & Separate Garden Store * As The Floor Plan Will Illustrate In Total There Are Four Bespoke Bathrooms & Separate W.C. * The Property Is Both Central Heated & Double Glazed & As The Adjacent Photos Will Illustrate Offers Lots Of Charm & Character Features *





The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office.

There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Stunning Five Bed Semi Detached Home
 - Currently Laid Out As Two Dwellings
 - Versatile & Flexible Accommodation
- Main Cottage Offers Two/Three Bedrooms
 - Separate Two Bed Annex House
- Beautifully Presented Accommodation Throughout
 - Substantial Garden & Grounds
 - Ample Parking To The Front & Side
 - Detached Brick Built Garage & Store
 - Four Bespoke Bathrooms & Separate W.C
- Up to x5 Reception Areas
- Lots Of Charm & Character Features
 - Central Heated & Double Glazed
 - Additional Investment Potential
- Both Dwellings Have Independent Boilers/Central Heating Systems
- Both Also With Separate Electrical Consumer Units
 - Ideal Property For Dual Living
 - Highly Sought After Location
 - Excellent Rental Yield Potential
 - (Please Refer To Our Floor Plan)