



5 Collington Park Crescent, Bexhill-on-Sea, East Sussex, TN39 3RF
Beautiful Detached family Home £475,000



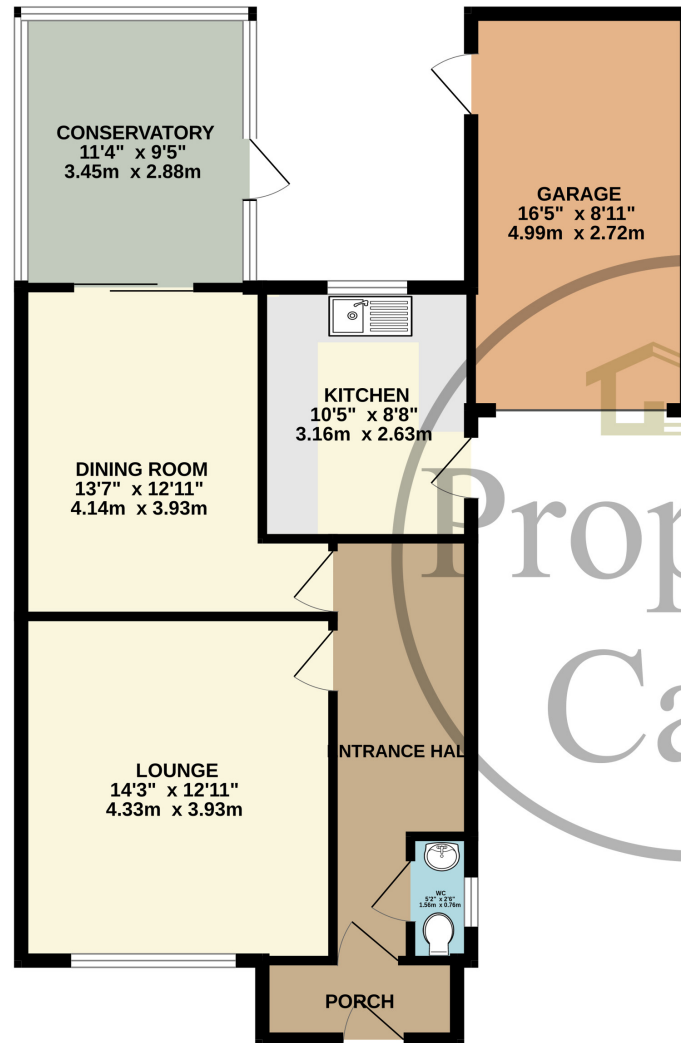


Property Cafe are delighted to present to the market this immaculately presented four bedroom detached family home for sale situated in a sought after and popular pocket of Collington. Accommodation and benefits include; An entrance porch giving access into an inner entrance hall; Spacious south facing lounge, generous in size offering ample space to entertain; Separate dining room with a connecting serving hatch to; Kitchen offering integrated appliances such as, Oven & hob, fridge/freezer as well as ample cupboards and worktop space; Large conservatory overlooking the rear garden. Upstairs comprises of four well proportioned bedrooms all of which boasting fitted wardrobes/ cupboard space; in addition there is a family bathroom with bath & overhead shower, wash basin, WC & heated towel rail. Externally the property benefits from a large area of front garden offering off-road parking for several cars, single garage with plumbing & power points designed to double up as a utility space and well looked after spacious rear gardens. This house is extremely well presented throughout and we recommend you view at your earliest convenience.

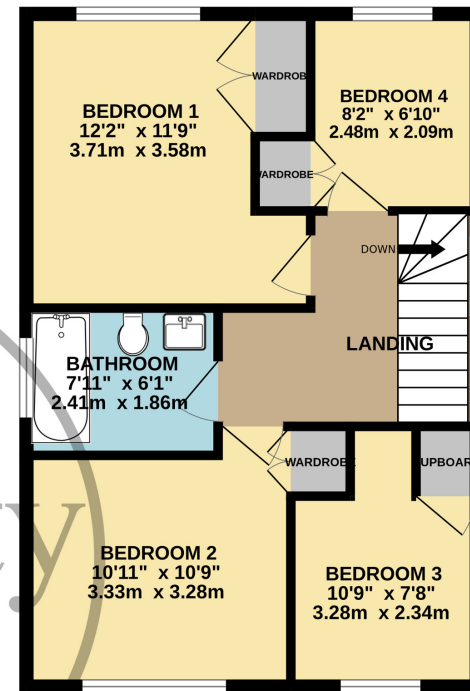
The property is situated within the popular residential area of Collington; Walking distance to an array of local shops, amenities, bus stops and Collington Train station. Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne & Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Detached Family Home
- Four Well Proportioned Bedrooms
- Spacious South Facing Lounge
 - Separate Dining Room
 - Large Conservatory

- Single Garage
- Off-Road Parking
- Immaculately Presented Throughout
- Sought After Collington Location
- Viewing Highly Recommended