



## PROPERTY DESCRIPTION

An extremely well presented three bedroom detached chalet style property situated in this sought after road which is within easy reach of South Cliff Beach and Collington Train Station whilst Bexhill Town Centre is just over a mile away. The accommodation comprises; recently added entrance porch, entrance hall, bright lounge with double doors leading to the garden, modern kitchen, ground floor bedroom and bathroom, two first floor bedrooms and shower room. Outside there is off road parking which leads to the garage and a level west facing garden with large patio ideal for entertaining. EPC - D.

## FEATURES

- Three Bedroom Detached Chalet Style Property
- 20' Lounge With French Doors
- Modern Kitchen
- Ground Floor Bedroom & Bathroom
- West Facing Level Garden
- Sought After Road Within Collington
- Short Distance To The Seafront
- Two First Floor Bedrooms And Modern Shower Room
- Garage With Electric Roller Door & Off Road Parking
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Porch

6' 7" x 6' 5" (2.01m x 1.96m) Recently added by the current vendor, accessed via UPVC front door with double glazed insert, double glazed windows to the front and patterned windows to the side.

### Entrance Hall

Accessed via UPVC door with double glazed patterned inserts, double glazed patterned window, ceiling coving, stairs rising to the first floor, radiator, courtesy door to the garage.

### Lounge/Dinning Room

20' 0" x 12' 10" (6.10m x 3.91m) Double glazed windows and double doors to the rear with the latter leading to the garden, two radiators, wall mounted electric fire.

### Kitchen

12' 10" x 12' 0" (3.91m x 3.66m) Double glazed windows to the rear and UPVC door to the side with double glazed patterned inserts, inset spotlights, a recently re-fitted modern kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel chimney style extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric oven, space for; fridge/freezer, washing machine and slimline dishwasher, wall mounted vertical radiator, cupboard housing wall mounted gas fired combination boiler, space for table and chairs.

### Ground Floor Bedroom One

13' 11" x 13' 10" (4.24m x 4.22m) Double glazed window to the front, radiator, parquet flooring, built-in double cupboard.

### Ground Floor Bathroom

Double glazed patterned window to the side, ceiling coving, a modern fitted white three piece suite comprising; panelled bath with Victorian style mixer tap, handheld shower attachment, thermostatic shower over and fitted screen, inset wash hand basin inset with working surface area and cupboard under, low level WC with concealed cistern, chrome heated ladder style towel rail, storage cupboard with a shelving.

### First Floor Landing

Double glazed patterned window to the side, area ideal for study, access to loft space via hatch.

### Bedroom One

16' 4" x 11' 10" (4.98m x 3.61m) Double glazed window to the front, access to eaves storage, radiator.

### Bedroom Two

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to the rear, access to eaves storage, radiator

### Shower Room

Double glazed patterned window to the side, ceiling coving, a modern fitted three piece suite comprising; large fully tiled walk-in shower cubicle with thermostatic shower over, low level WC with concealed cistern, inset wash hand basin with mixer tap, cupboard under and working surface area, chrome heated ladder style towel rail.

### Garage

16' 6" x 9' 11" (5.03m x 3.02m) Accessed via electric roller garage door, fuse box and electric meter, double glazed patterned window to the side, power and light, courtesy door to the entrance hall.

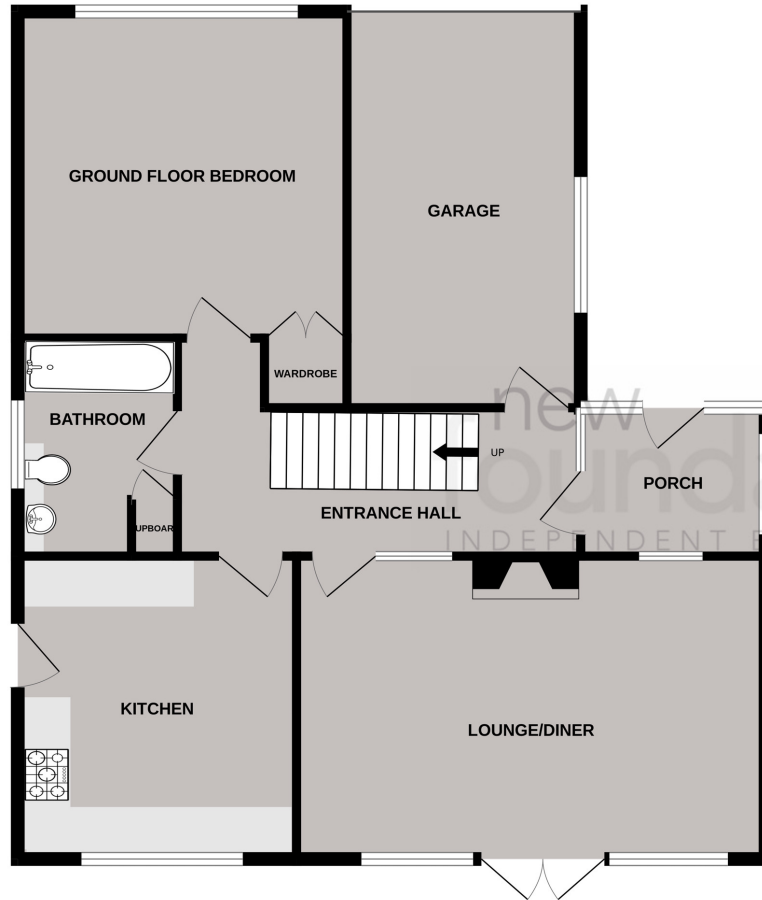
### Outside

The front of the property is approached via a paved driveway providing off road parking and leads to the garage, the remainder of the front garden is laid to lawn, planted border and gated access to one side of the property.

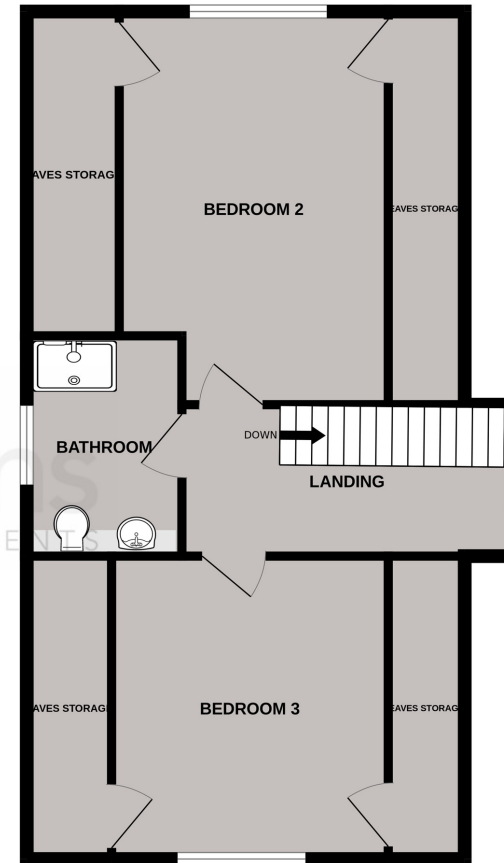
Adjacent to the rear of the property there is an extensive patio area ideal for entertaining, water tap, power point, gated access to one side, the reminder of the garden is laid to lawn with well planted border and screened by fencing.

# 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.  
Made with Metropix ©2023

