



24 Collington Lane West, Bexhill-on-
Sea, East Sussex TN39 3SA



PROPERTY DESCRIPTION

A substantial and rarely available FOUR BEDROOM semi detached Victorian family home situated in one of Bexhill's most sought after roads ideally located within easy reach of Little Common Village with its array of shops, amenities and primary school whilst also being within a short distance of Collington Train Station. The impressive and spacious accommodation spans two floors, the ground floor comprises; entrance porch, magnificent entrance hall, dual aspect and bay fronted living room, dual aspect dining room with double doors leading to the garden, re-fitted bespoke kitchen/breakfast room with granite working surfaces, spacious utility room and ground floor cloakroom/WC. On the first floor there are four good size bedrooms with master boasting an en-suite and dressing room and family bathroom. Outside there is an extremely large driveway for off road parking for several vehicles and well kept gardens to the side and rear. EPC - D

FEATURES

- Four Bedroom Semi Detached House
- Attractive and Characterful Older Style Building
- Incredibly Desirable Location
- Benefitting From Off Road Parking
- Additional Utility Room
- Master Bedroom With En-Suite and Additional Dressing Room
- Maintaining Original Character Features Throughout
- Good Sized Lawned Rear Garden
- Ample Off Road Parking
- Council Tax Band - F





ROOM DESCRIPTIONS

Entrance Hall

17' 0" max plus recess x 13' 8" max (5.18m x 4.17m) Character door with inset stained glass leading to enclosed entrance vestibule with windows overlooking front of property, wooden door leading to impressive entrance hall with radiator, wooden flooring, attractive ceiling cornice, door to living room.

Separate WC

With tiled floor, ladder radiator, concealed cistern low level WC, vanity unit wash hand basin with cupboards below and mirror over, frosted glass double glazed window, part tiling to walls.

Living Room

21' 6" x 16' 11" (6.55m x 5.16m) A dual aspect room with window overlooking the front of the property and further double door with windows to either side leading onto the side of the property with stained glass feature windows above, window seats, TV point, picture rail, feature fireplace with inset wood burning stove and surround, radiator, wooden flooring, tv point, attractive ceiling cornice and moulding. door leading through to dining room.

Dining Room

18' 4" x 12' 3" (5.59m x 3.73m) A triple aspect room with views over the side and rear the property, double glazed doors leading onto rear garden, two radiators, wooden flooring.

Kitchen

17' 7" max x 12' 11" max (5.36m x 3.94m) A range of modern units comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboards and drawers below, range of working surfaces, built in Neff microwave, wine rack, built in gas six ring range cooker with extractor hob over, built in and concealed dishwasher, plate rack, bay window with attractive stained glass above with views to the front of the property, picture rail, ornate ceiling cornice.

Utility Room

17' 11" x 6' 6" (5.46m x 1.98m) With double glazed door having double glazed window to the side giving access onto the rear garden, range of working services with matching wall mounted cupboards and cupboards and drawers below, part tiling to walls, space for tumble dryer and washing machine, one and a half bowl stainless steel sink unit with mixer tap, further storage and wine rack, radiator.

First Floor Landing

Stairs from ground floor entrance hall to half landing with built-in storage cupboard, double glazed window with outlook over rear garden, further stairs leading to first floor landing with radiator, built in storage cupboard housing hot water cylinder, ornate ceiling coving, attractive character arch, window overlooking front of the property.

Bedroom 1

17' 2" x 12' 5" plus 11' 9" x 4' 10" (5.23m x 3.78m) With radiator, windows overlooking the rear of the property, opening leading down to dressing room.

Dressing Room

8' 8" x 8' 4" (2.64m x 2.54m) With double glazed window having an outlook over rear of the property, radiator, spotlights.

En Suite

With glass shower cubicle having independent shower over, part tiled wall, tiled floor, low-level WC, wash hand basin, mirror with inset storage, radiator, double glazed window with outlook over the rear.

Bedroom 2

17' 5" x 13' 4" (5.31m x 4.06m) A dual aspect room with windows overlooking the front and side of the property, radiator, picture rail.

Bedroom 3

17' 2" x 8' 3" (5.23m x 2.51m) With window overlooking the rear of the property, built in storage cupboards housing wall mounted gas boiler, radiator.

Bedroom 4

12' 0" x 11' 7" (3.66m x 3.53m) With windows overlooking the front of the property, radiator.

Bathroom

With spa bath with independent shower over and glass screen, concealed cistern low-level WC with storage cupboards to one side, vanity unit wash hand basin with mixer tap and cupboards below, steps leading to further storage area, chrome ladder radiator, frosted glass double glazed window, tiled wall, tiled floor, spotlights.

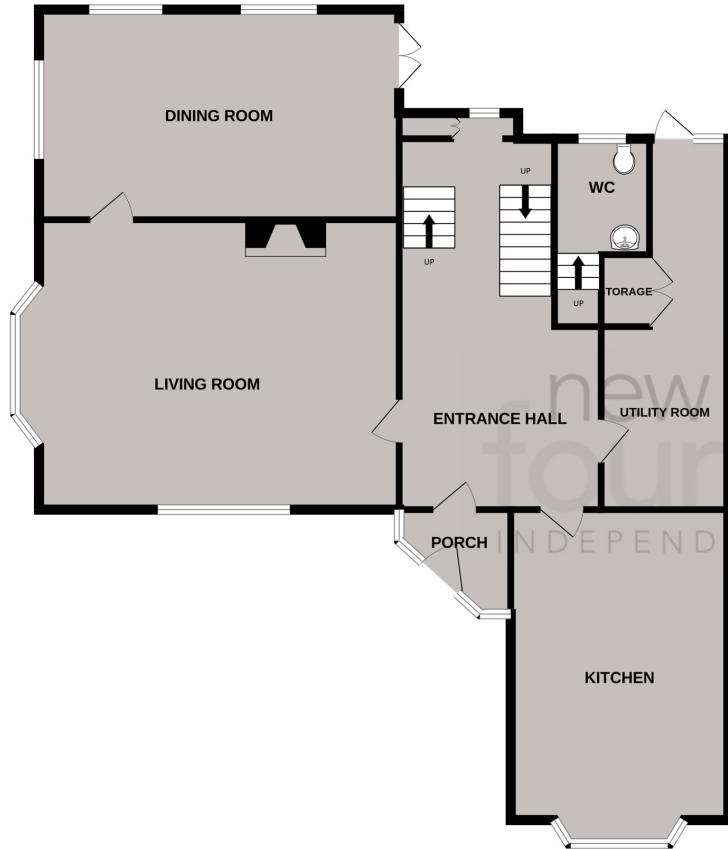
Outside

To the rear of the property is a mainly lawned area of garden, good sized and screened by fencing with additional flower and shrub borders, timber shed, additional patio area giving space for entertaining, access down one side of the property leading to front, areas laid to p beach. To the front of the property there is ample area for off road parking, screened by mature trees and shrubs, access via a gated entrance.



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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

