



**BEXHILL** ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£645,000 Collington Grove, Bexhill-on-Sea TN39 3UB
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Here is an opportunity to acquire a beautifully presented detached house through Bexhill Estates. Situated in a highly desirable location within walking distance of the amenities in the village of Little Common, the house offers a wealth of character and charm amongst modern fixtures and fittings. Accommodation comprises an enclosed porch opening into the inner hall. To the front of the property, you will find a dual-aspect lounge with a feature fireplace. Adjacent to the lounge is the dual-aspect dining room with a further feature fireplace and double doors opening to the front of the property. The impressive modern kitchen/breakfast room is situated to the rear of the ground floor and offers a range of matching wall and base units with Silestone work surfaces. Integrated appliances include an oven/grill, induction hob, butler sink and 'Quooker' instant hot water. Access is available to the rear garden and there is space and plumbing for further appliances. In addition, there is a ground-floor double-aspect bedroom with double doors out to the rear garden, currently used as a home office and a ground-floor cloakroom. An eye-catching solid oak staircase leads to the first floor. The landing gives access to an impressive modern fitted four-piece bathroom suite and two spacious bedrooms, both with stunning distant sea views. Bedroom one is equipped with fitted wardrobes and both bedrooms have access to large eaves storage spaces that are ideal for further development. Furthermore, the house benefits from gas central heating, double glazing throughout, a recently re-pointed south side elevation & weather shielding. In order to truly appreciate this impressive property, its further potential, and its location, we highly recommend that you schedule a viewing as soon as possible!



Collington Grove, Bexhill-on-Sea, East
Sussex, TN39 3UB

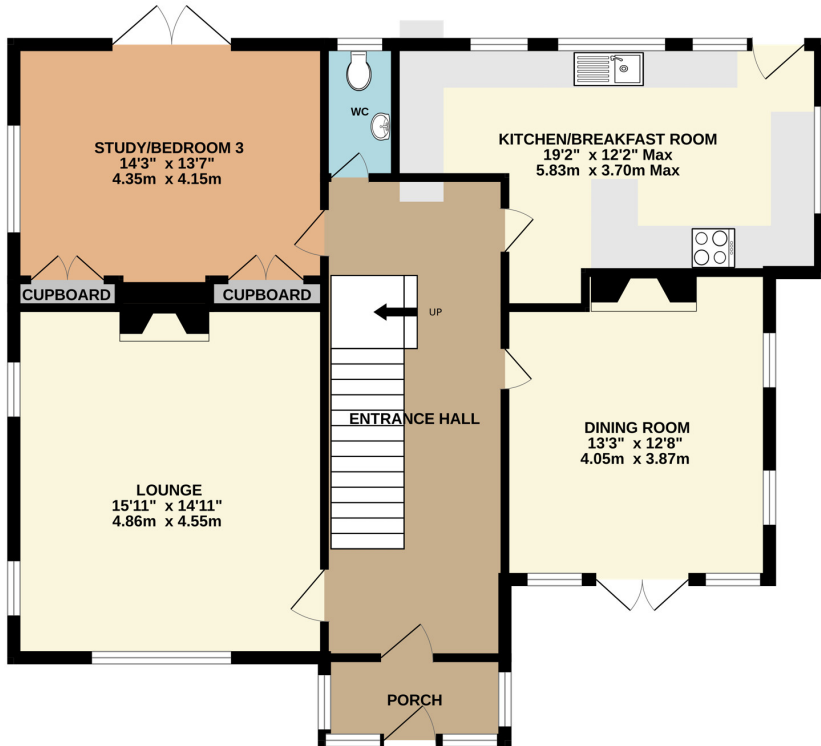
 3 Bedroom  1 Bathroom  2 Reception

Key Features:

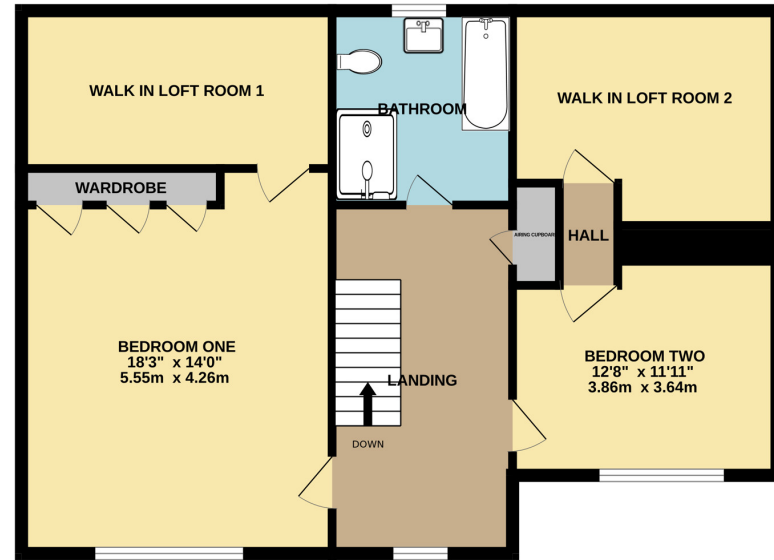
- Charming Detached House
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Walking Distance To Little Common Village
- Further Potential For First Floor Accommodations
- Three Double Bedrooms
- Extensive Off Road Parking & Garage
- Highly Desirable Location
- Immaculate Gardens


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GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION -

The property is located just 0.4 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. Little Common primary School is within walking distance and currently rated as 'Outstanding' on its most recent Ofsted report. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

PROPERTY EXTERIOR -

To the front of the property there is an extensive driveway for a number of vehicles. There is a large well-maintained lawn with borders and a newly replaced wall. Access to the garage is available via an up & over door. The garage has a recently upgraded garage roof and garage door. The rear garden is predominantly laid to lawn with a variety of well-established trees and plants. Attached to the garage there are brick-built garden store cupboards, one of which is used to house the tumble drier. We consider the immaculately kept gardens to be a real feature of this property.

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