



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£699,950 13 Collington Grove, Bexhill-on-Sea TN39 3UB
5 Bedroom 2 Bathroom 3 Reception
Offers in excess of



AT A GLANCE...

It is our pleasure to present for sale this truly magnificent detached house in a highly regarded location in Little Common, West Bexhill. The majority of the accommodation is south-facing, contributing to a wealth of natural light throughout the property, together with an elevated location offering stunning distant sea views. The property has been subject to refurbishments during its current ownership and now offers versatile accommodation that includes; An enclosed entrance porch that leads into a split-level entrance hall with an impressive vaulted ceiling. The superb dual-aspect kitchen/diner features bi-folding doors opening to a Juliet balcony. The kitchen area has a range of matching wall units and base units complimented by quartz work surfaces. Integrated appliances include a dishwasher, induction hob with a pull-out extractor fan and over-head canopy, a double eye-level oven and a central island unit. The fourth bedroom was formerly the garage and is now used as a games room, a cloakroom, and a utility room are also found on this level. The impressive lounge can be found on the lower ground floor and features two sets of bi-folding doors opening out to the south-facing sun terrace and a media wall with a real flame fireplace. Adjacent to the lounge and accessed via a staircase from the kitchen/diner is the home office. A perfect space for those working from home due to the copious amounts of natural light from the French doors to the garden and access to a large cellar, ideal for office storage. Located off the split-level first-floor landing are three double bedrooms, all with fantastic and uninterrupted views of Bexhill and out to sea. The master bedroom has a selection of fitted wardrobes and an en-suite bathroom. Furthermore, there is a four-piece family bathroom suite, a walk-in airing cupboard and easy access to the loft space. Moreover, the house benefits from gas central heating and

13 Collington Grove, Bexhill-on-Sea, East Sussex, TN393UB

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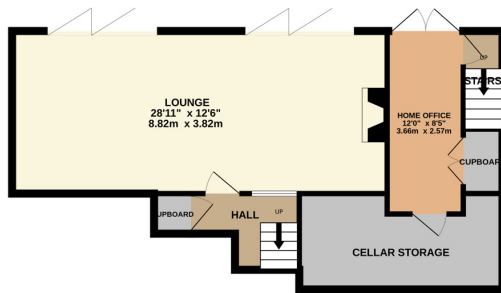


Key Features:

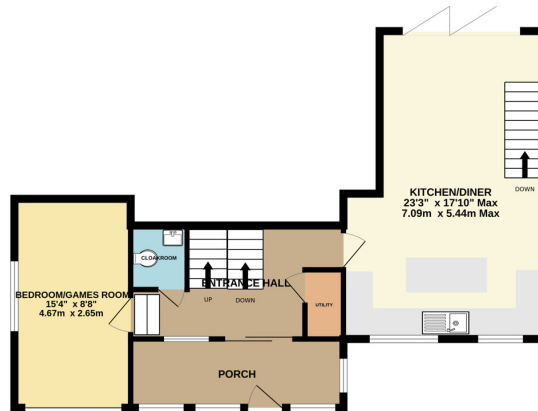
- A Stunning Detached House
- Four/Five Bedrooms
- Versatile Arrangement
- Highly Regarded Location In West Bexhill
- Beautiful Distant Sea Views
- Two Bathrooms
- Substantial South-Facing Rear Garden
- Three Reception Rooms


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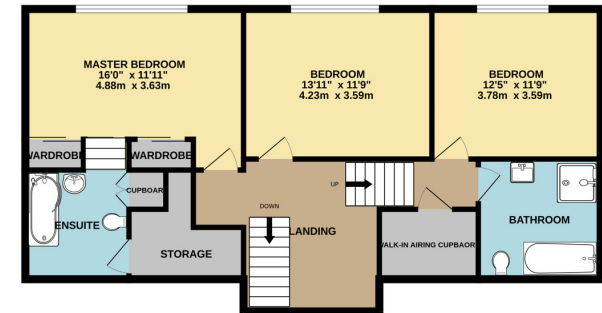
GARDEN LEVEL
573 sq.ft. (53.2 sq.m.) approx.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2081 sq.ft. (193.3 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
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Outside

The front of the property has an extensive block-paved in & out driveway providing off-road parking for multiple vehicles. The substantial south-facing rear garden is predominantly laid to lawn with a variety of well-established shrubs, trees and fruit trees. The generously sized sun terrace benefits from two awnings, a fantastic space for alfresco dining. A few steps down lead to an additional tiled patio area and grassed areas featuring an interesting summerhouse converted into an Mamma Mia Greek Taverna with a further outside seating area and a secured Koi Carp pond adjacent. In addition, you will find outside power points, a central trellised archway with climbing plants and an outdoor water supply.

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.

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