



53 Collington Lane East, Bexhill-on-Sea, East Sussex, TN39 3RJ

Stunning & Substantial Five Bedroom Detached Family Home For Sale £775,000 - Freehold





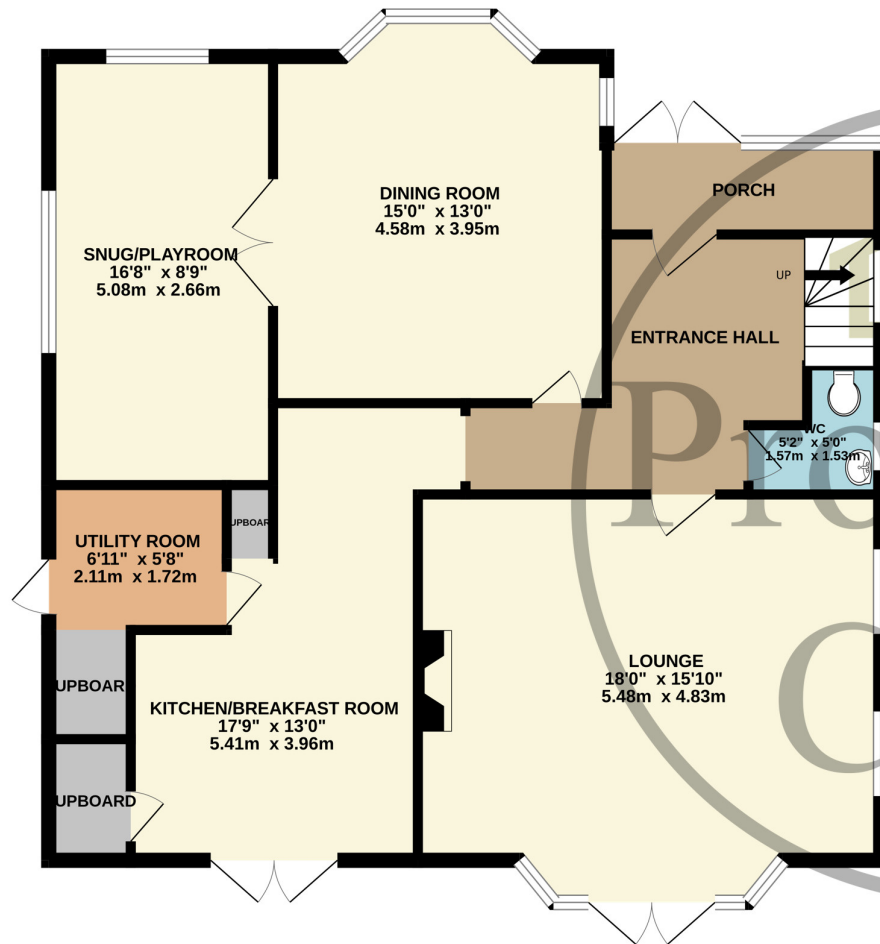


Property Café are delighted to present to the market this exceptional five bedroom, detached family home positioned on a substantial plot in a sought after pocket of 'Collington' Bexhill. Accommodation and benefits include; A porch housing an area for coats & shoes leading into a bright & airy entrance hall; Spacious dual aspect lounge featuring a fire place and French doors leading to the garden; Separate dining room excellent for hosting friends/family events; Modern fitted kitchen/breakfast room offering ample storage and worktop space as well an integrated electric oven & hob; Separate utility room; Additional snug/children's playroom; Ground floor WC. The 1st floor consists of five bedrooms, four of which being doubles, the master vast in size and a fifth single bedroom/ideal home office; Modern fitted family bathroom comprising of bath, separate shower cubicle, wash basin & WC. Externally this house boasts an extremely generous plot with substantial gardens, the rear being west facing and incredibly private; Off-road parking for several cars with an electric vehicle charging point. This property is offered for sale in excellent decorative order throughout with plenty of character, gas central heated via a recently updated boiler, double glazed and with suited vendors. We recommend you view at your earliest convenience.

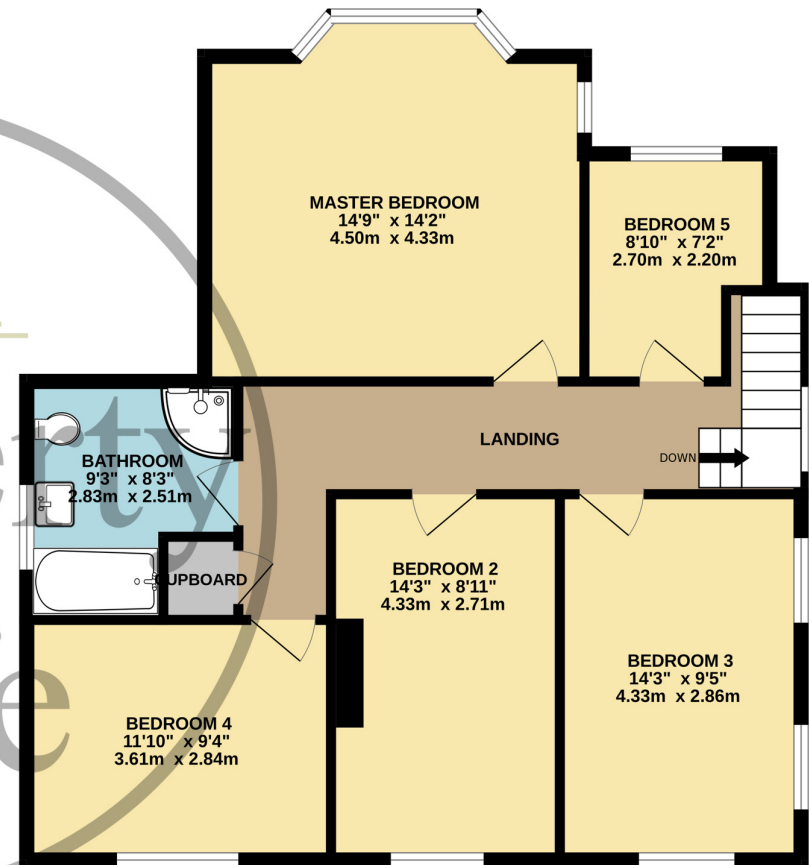




**GROUND FLOOR**  
993 sq.ft. (92.3 sq.m.) approx.



**1ST FLOOR**  
821 sq.ft. (76.3 sq.m.) approx.




**TOTAL FLOOR AREA : 1814 sq.ft. (168.5 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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**Bedrooms:** 5  
**Receptions:** 3  
**Council Tax:** Band F  
**Council Tax:** Rate 3686.72  
**Parking Types:** Driveway. EV Charging. Off Street.  
**Heating Sources:** Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (73)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.







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 and 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 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.

- Five Bedroom Detached Family Home For Sale
- Generous Plot Size With Substantial Front & Rear Gardens
  - Spacious Lounge With Fire Place & French Doors
    - Separate Dining Room
  - Modern Fitted Kitchen With Utility Room
- Additional Snug/Playroom
- Modern Fitted Bathroom With Bath & Separate Shower Cubicle
  - Off-Road Parking For Several Vehicles
- Sought After Residential Pocket Of Collington
  - Viewing Highly Recommended