



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

16 Collington Grove, Bexhill-on-Sea, East Sussex TN39
£575,000 ^{3UB}  3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

This impressive three double bedroom property is being offered by sole agents Bexhill Estates. Being positioned on a slightly elevated plot in a highly sought after and leafy road in West Bexhill, the property is set back from the road, has far reaching views to the South with sea glimpses, and is accessed via a substantial driveway, with generous frontage.

This deceptively spacious and substantial detached chalet bungalow has been improved by its current owners and offers versatile accommodation comprising entrance porch, light and spacious entrance hallway, double aspect sitting room opening into further reception room currently used as a music room, both having views to the South, fully fitted kitchen/breakfast room, main bedroom suite with door leading directly into the rear garden, benefitting from dressing area and en-suite bathroom and separate shower cubicle and w/c. A further separate w/c completes the ground floor accommodation.

To the first floor, the substantial and generous landing leads to two further double bedrooms, both having built in storage and access to eaves storage, and a shower room/wc.

In addition this substantial property boasts gas central heating with newly fitted boiler (July 2025), alarm system, excellent storage throughout, newly fitted upvc soffits, upvc double glazing and double garage with light and power which has been updated by the current owners to offer further space for occasional recreational activities.

An early inspection is advised, viewing strictly by appointment only.

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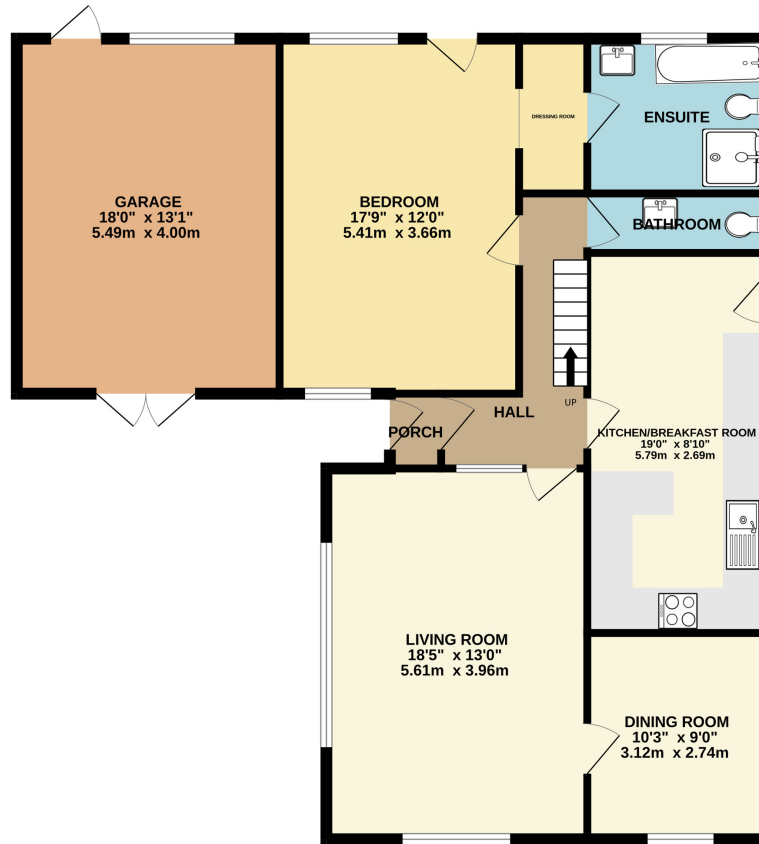


Key Features:

- Impressive Detached Chalet Bungalow
- Ground Floor Bedroom Suite
- Two Bathrooms
- Impressive Driveway and Frontage
- Sought After West Bexhill Location
- Two Further Double Bedrooms
- Double Garage & Extensive Off Road Parking
- Attractive and Landscaped Rear Garden


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GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	78
EU Directive 2002/91/EC		

Exterior

The gardens are a particular feature of the property, being well stocked with a wide variety of mature ornamental shrubs and trees providing considerable privacy and seclusion. The good size front garden is mainly lawn with borders containing numerous mature shrubs and trees and attractive planting. From there, side access leads to a very attractive and secluded rear garden, with areas of lawn, an ornamental pond, plus an extensive paved patio and a newly constructed timber shed.

The double garage is accessed via wooden double doors and has been modernised internally with wall panelling and flooring, and could provide a further space for occasional games room/gym if required. the garage also has a door leading directly into the rear garden.

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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