



32 Collington Rise, Bexhill-on-Sea, East Sussex, TN39 3RS  
Stunning Four Bedroom Executive Family Home £900,000





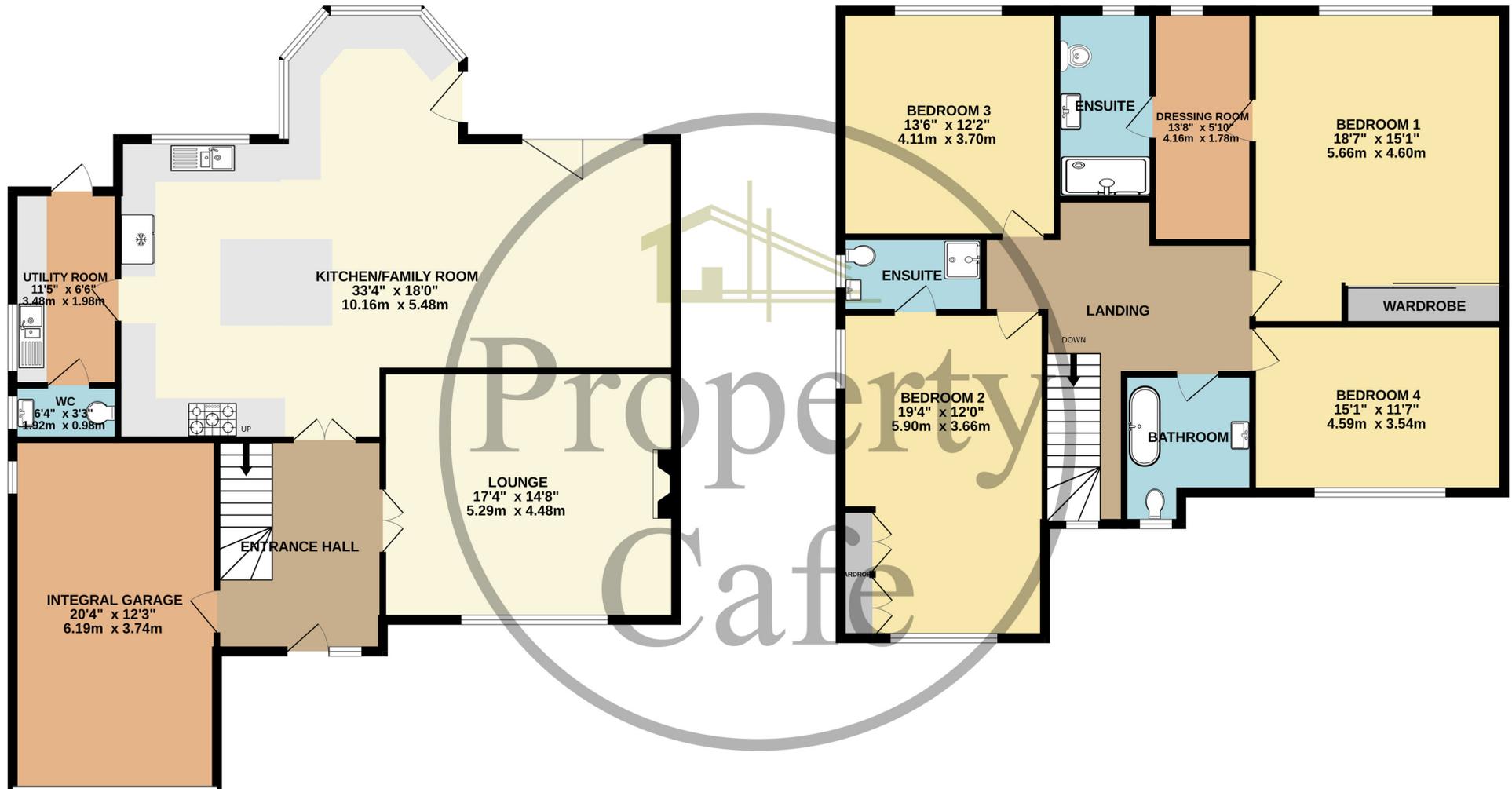
Property Cafe are delighted to present to the market this exclusive four bedroom detached family home for sale offered with no onward chain. Accommodation & Benefits include: Light & airy Entrance Hall giving access to the majority of the ground floor rooms; Spacious Lounge allowing ample space to relax; Vast Kitchen/Diner/Family Room offering a brilliant entertaining space with bi-folding doors leading to the garden, the kitchen boasting plenty of cupboard & worktop space along with integrated, wine fridge and dishwasher; Separate utility room, WC and integral garage. The 1st floor comprises of four well proportioned double bedrooms, the master boasting dressing room and large en-suite consisting of double walk in shower, wash basin & WC; Spacious landing with easy loft access via large loft hatch & pull down ladder; Family bathroom offering bath, wash basin & WC. Externally this property possess a large private rear garden mostly laid to lawn, mature shrubs, timber built garden gazebo and greenhouse; Off-road parking for multiple vehicles to the front and set within a quiet spot on the road with a small area of woodland opposite. We are pleased to offer this property for sale in excellent condition throughout and with no onward chain. We recommend you view at your earliest convenience.

The property is situated within a very sought after and exclusive 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 main 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.



**GROUND FLOOR**  
1317 sq.ft. (122.3 sq.m.) approx.

**1ST FLOOR**  
1250 sq.ft. (116.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2567 sq.ft. (238.5 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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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.





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- Exclusive Four Bedroom Detached Family Home
  - Kitchen/Diner/Family Room
  - Separate Utility Room
- Master Bedroom With Dressing Room & En-suite
  - Integral Garage & Ample Parking
- Large Private & Sunny Rear Garden
  - Extremely Sought After Location
- Well Presented in Neutral Colour Schemes Throughout
  - Sold With No Onward Chain
  - Viewing Highly Recommended