



56 Collington Lane West, Bexhill-on-Sea, East Sussex, TN39 3TA

A Beautifully Presented & Refurbished Four Bedroom Semi-Detached Character Cottage £475,000 - Freehold







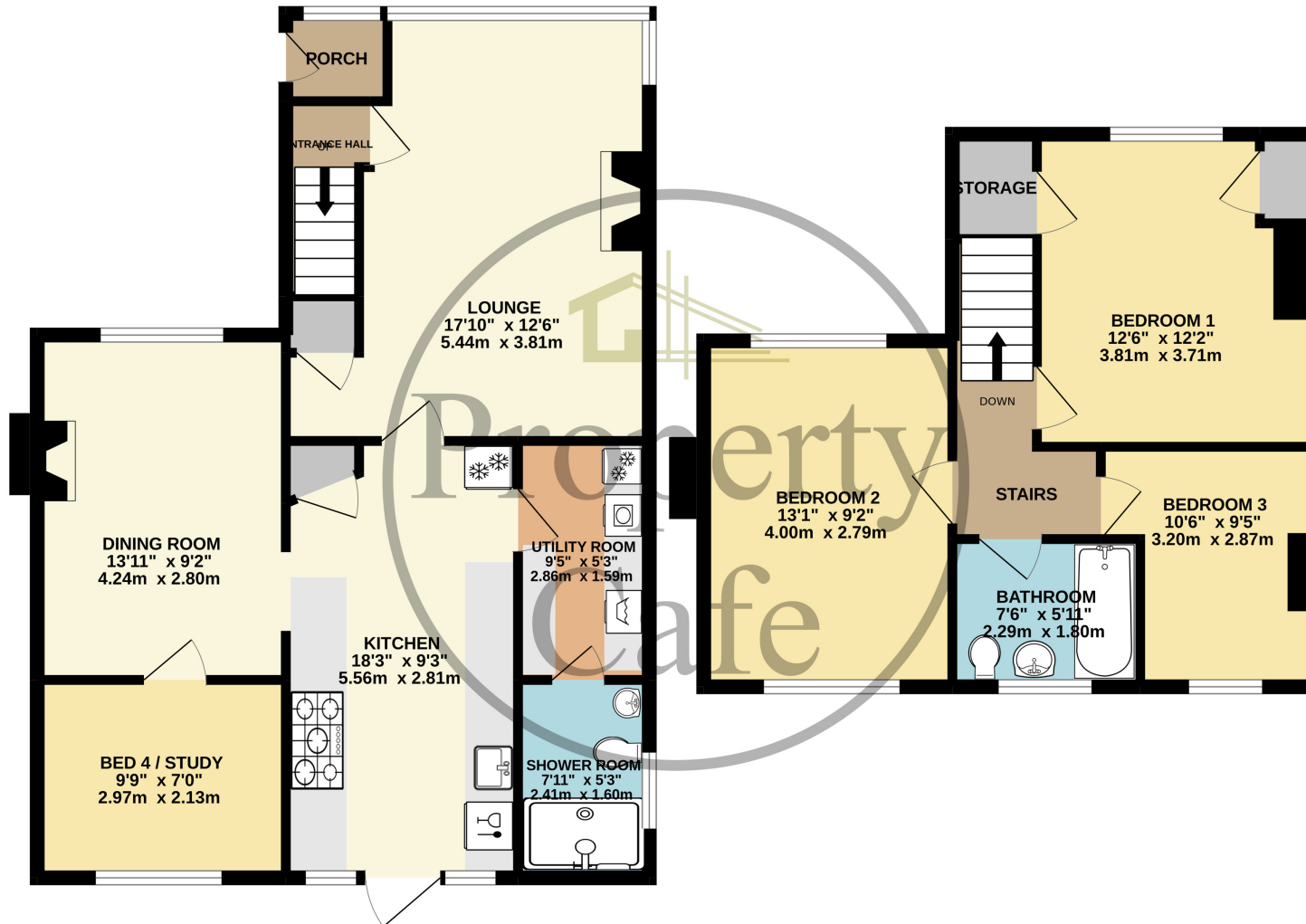


The Property Café is delighted to offer for sale this Beautifully Presented & Refurbished Four Bedroom Semi-Detached Character Cottage situated in a highly sought after location within easy walking distance to Little Common village and sea glimpses from the front bedrooms. The current owner has comprehensively refurbished the cottage to offer accommodation and benefits that now include: An enclosed Entrance porch with Inner Door Leading to: An inner hall with carpeted stairs to the first floor & access to: A spacious & cosy West facing lounge with central log burner, a separate dining room with fireplace & ample space for a good size dining table, a spacious cottage style kitchen/breakfast room, an additional ground floor bedroom/study, utility room and ground floor shower room. On the first floor there are three good size bedrooms and a modern family bathroom. You may note that there are actually three different loft spaces providing ample storage. Alongside the general / comprehensive refurbishment the property had a new roof & lovely oak fitted doors on the ground floor. To the front there is a pretty area of garden, driveway providing off street parking for two/three vehicles and side gate leading to a good size 90ft rear garden that is mostly laid to lawn. For additional details or to arrange to view please contact our Sales Team on 01424 224488.



**GROUND FLOOR**  
708 sq.ft. (65.8 sq.m.) approx.

**1ST FLOOR**  
450 sq.ft. (41.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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:** 4  
**Receptions:** 2  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**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>		80
(55-68) <b>D</b>	68	
(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



Semi-Detached Character Cottage \* Three/Four Good Size Bedrooms \* West Facing Lounge With Log Burner \* Lovely Cottage Style Kitchen \* Separate Family Dining Room \* Sensitively Refurbished Throughout \* Newly Re-Roofed Character Cottage With NEW ROOF \* Lovely Spacious Character Cottage \* 90ft Lawned Rear Garden \* Modern Ground Floor Shower Room \* First Floor Family Bathroom \* Pretty Front Garden & Off Road Parking 2/3 Cars \* Highly Sought After Collington Lane West Location Close To Little Common Village \* Central Heated & Double Glazing \* Lovely Oak Doors \* Viewing Highly Recommended.







The property is situated in the highly sought after Collington Lane West & within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Semi-Detached Character Cottage
  - Three/Four Good Size Bedrooms
  - West Facing Lounge With Log Burner
    - Lovely Cottage Style Kitchen
    - Separate Family Dining Room
  - Sensitively Refurbished Throughout
  - Newly Re-Roofed Character Cottage
  - Lovely Spacious Character Cottage
- 90ft Lawned Rear Garden
  - Modern Ground Floor Shower Room
    - First Floor Family Bathroom
    - Off Road Parking 2/3 Cars
    - Highly Sought After Location
    - Close To Little Common Village
    - Central Heated & D.Glazing
    - Viewing Highly Recommended.