



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

54 Collington Lane West, Bexhill-on-Sea, East Sussex  
**£785,000** TN39 3TA  
🛏️ 4 Bedroom    🛁 4 Bathroom    🛋️ 4 Reception







## AT A GLANCE...

Situated in a highly desirable lane in West Bexhill, within walking distance of the popular village of Little Common and Cooden Beach, this truly magnificent property has been lovingly refurbished by the current owners to an exceptional standard and offers light and spacious accommodation throughout. In addition the property boasts an outstanding two bedroomed self-contained annexe with private access. The main residence features a wealth of character and charm whilst boasting modern fixtures and fittings, creating a perfect balance of warmth with contemporary living. Accommodation in the main property comprises entrance vestibule opening into the welcoming reception hall with tiled flooring, a central staircase and a useful walk-in storage cupboard, charming living room with an exposed brick fireplace and inset log burner, and impressive open plan kitchen/dining room spans the rear of the property with double doors opening out to the sun terrace. The bespoke fitted kitchen features matching base units finished with solid wood work surfaces. There is an integrated dishwasher, a butler sink and space for additional appliances. The dining area has a beautiful vaulted ceiling and access into the separate utility room. The ground floor benefits from an additional reception room, a modern four-piece luxury bathroom suite and a cloakroom. On the first floor can be found the master suite with exposed brick fireplace and a modern en-suite shower room. Additionally, there is a dual aspect double bedroom and built-in storage in the landing area. The property features an extensive driveway with parking for multiple vehicles, extending to the rear of the property where there is a detached double garage with light and power and a brick built garden store. Beautifully landscaped, the rear garden consists primarily of lawn with mature flower beds, sun terrace ideal for alfresco dining, a timber-framed summer house, a log store, and electricity and lighting.

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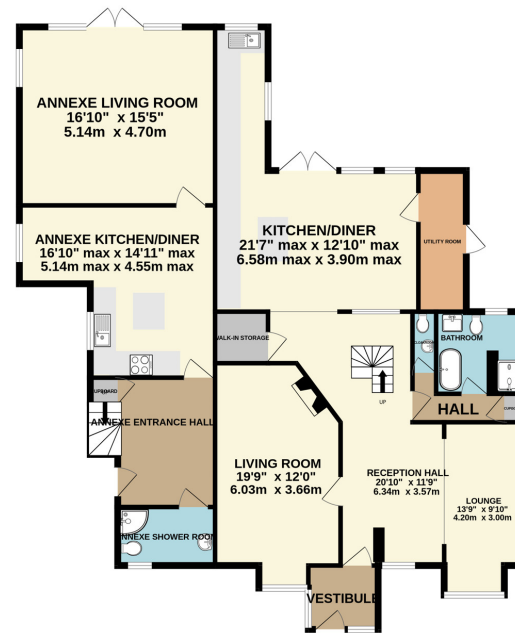
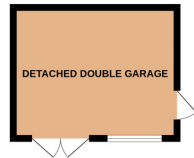


### Key Features:

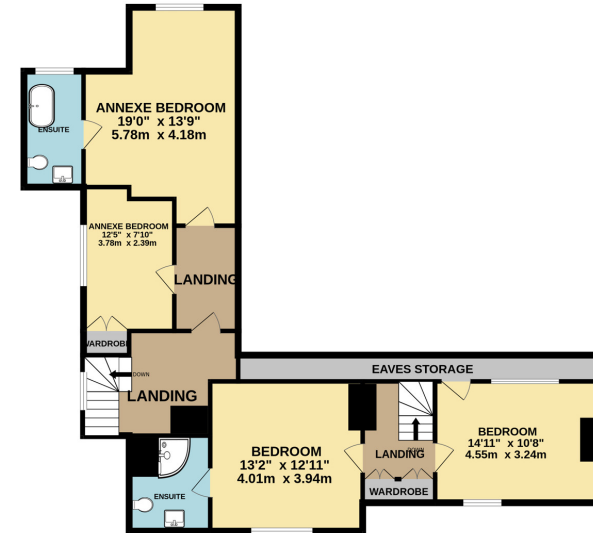
- A Magnificent Property With A substantial Self-Contained Annexe
- Detached Double Garage & Extensive Off Road Parking
- Immaculate Throughout
- Income Potential From Annexe
- Highly Desirable Location In West Bexhill
- Mature and Secluded Rear Garden
- Ideal For Multi-Generational Living
- Four/Five Bedrooms

  
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GROUND FLOOR



1ST FLOOR



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+)	79	90
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(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		

### Annexe Accommodation

The exceptional and substantial self-contained annexe, set out over two floors, with contemporary fixtures and fittings, comprises private entrance opening into the entrance hall, modern fitted kitchen/diner with integrated appliances including a fridge/freezer, oven/grill and a central island unit, a generously sized dual aspect lounge and a stylish fitted shower room. On the first floor, there is a spacious landing area with two bedrooms, the master being a large double with a Juliet balcony overlooking the rear garden and modern en-suite bathroom and a further double bedroom with built-in wardrobes.

### Location

The property is located under half a mile from the popular village of Little Common with an excellent range of independently owned shops, Doctors Surgery, Dentist and general shopping facilities. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill town centre and the iconic seafront and De La Warr Pavillion are just 0.8 miles away. The closest mainline railway stations are Cooden Beach or Collington, both offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest school is Little Common Primary school, currently rated as 'outstanding' on its most recent Ofsted report.

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