







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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3 Collington Grove, Bexhill-on-Sea, East Sussex TN39
£550,000 ^{3UB}
 3 Bedroom  1 Bathroom  2 Reception



AT A GLANCE...

A Spacious Detached Bungalow with South-Facing Garden and No Onward Chain!

This delightful detached bungalow boasts generously proportioned accommodation, a sun-drenched south-facing rear garden, and the added advantage of no onward chain.

Ideally situated just 0.5 miles from the amenities of Little Common village, this property is flooded with natural light, with most rooms enjoying dual aspects that maximize the sunny south-facing orientation.

An enclosed entrance porch welcomes you into the inviting entrance hall, leading to the exceptionally spacious dual-aspect lounge/diner, measuring over 30ft in length. This impressive room comfortably accommodates both living and dining areas, with a standout picture window in the dining area framing beautiful views of the rear garden and double doors open onto a raised patio area. The fitted kitchen features matching wall and base units, a breakfast bar, and integral appliances, including an eye-level oven and grill and a gas hob. There is ample space for additional appliances, a large storage cupboard housing the newly installed digital boiler, and a door leading directly to the rear garden.

Further accommodation includes three dual-aspect double bedrooms, a modern shower room, and a separate cloakroom. Additionally, a very large loft space offers excellent potential for further development, subject to the necessary consents. With so much on offer, an early viewing is highly recommended to fully appreciate all the property has to offer in full.



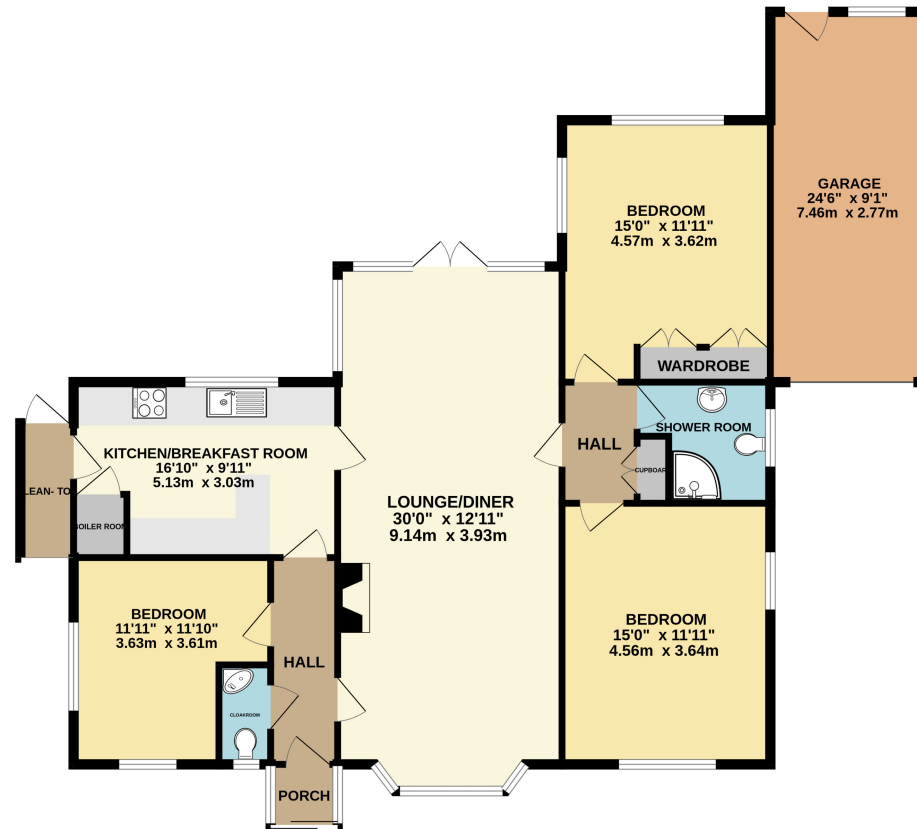
Key Features:

- Generously Sized Detached Bungalow
- Three Double Bedrooms
- Extensive Off Road Parking & Garage
- Just 0.5 Miles To The Amenities Of Little Common Village
- Highly Sought After Location
- Sunny South Facing Rear Garden
- 30ft Dual Aspect Lounge/Diner
- No Onward Chain

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GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA - 1375 sq.ft. (127.8 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	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

To the front, the property enjoys a low-maintenance garden and an extensive driveway providing ample off-road parking, leading to the garage with an electric roller door. The garage is equipped with power and lighting, and also offers convenient access to the rear garden via a personal door. The south-facing rear garden is predominantly laid to lawn. A raised patio area provides the perfect setting for alfresco dining and entertaining, complemented by a selection of mature plants, shrubs, trees and a garden shed.

Location

The property is ideally situated in the highly sought-after Little Common area of West Bexhill. A short stroll leads to the heart of the village, offering a wide range of amenities and convenient transport links. Little Common boasts an excellent selection of independently owned shops, a late-opening Tesco Express, a doctors' surgery and dental practice, creating a well-served and vibrant local community. Bexhill mainline railway station and the iconic seafront promenades are approximately two miles away, providing easy access to coastal walks and direct rail connections to London and surrounding areas.

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