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AT A GLANCE...

This substantial 1920's semi-detached house is situated in the popular Collington area of west Bexhill and offers potential of a self-contained annexe if required. The property boasts abundant character & charm with some original features and has been extended throughout the years providing accommodation including; A spacious dual aspect kitchen/diner with double doors opening to the rear garden. There are bespoke wood effect wall and base kitchen units with space and plumbing for appliances. There are two living rooms on the ground floor with feature bay windows and fireplaces. Additionally, there is a separate utility room and a shower room. On the first floor can be found a spacious dual aspect master suite with extensive fitted wardrobes and an en-suite bathroom. Three double bedrooms and a shower room complete the first floor. Furthermore, the house is double glazed, has gas central heating and is situated on a corner plot with gardens to three sides.

11 Eastwood Road, Bexhill-on-Sea, East Sussex, TN39 3PR













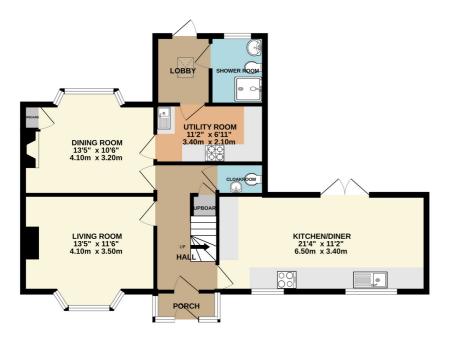
Key Features:

- Extended 1920's semidetached house
- Self Contained Annexe Potential
- Two Reception Rooms
- Four Double Bedrooms

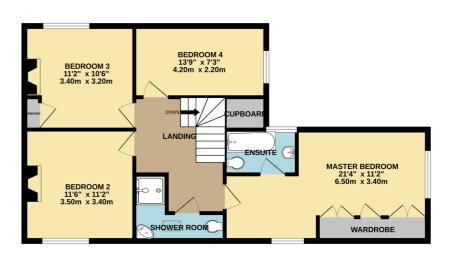
- Popular Collington Location
- Off Road Parking & Detached Garage
- Kitchen/Diner & Large Utility Room
- Three Bathrooms



GROUND FLOOR 731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR 711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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.

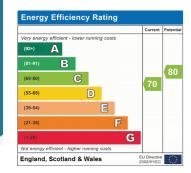
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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4 Bedroom ←3 Bathroom ←2 Reception

Exterior

The house is located on a corner plot with gardens to the front, side and rear. The walled front garden is laid to lawn with well-established plantings. The rear garden garden is predominantly laid to block paving with a variety of mature floral boarders. There is an area of lawn, a garden shed, a water supply and outdoor power. Off road parking is available for several vehicles and there is a detached garage.

Location

Within a short walk of the property, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.8 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Schools for all ages are also close by.

