



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£765,000** High Trees, Collington Rise, Bexhill-on-Sea TN39 3RS  
🛏️ 4 Bedroom    🚿 2 Bathroom    🛋️ 2 Reception



## AT A GLANCE...

This truly special and generously proportioned detached bungalow enjoys a completely private setting on a substantial plot in the highly sought-after Collington Rise. Set well back from the road and approached via a lengthy private driveway, the property sits within beautifully maintained gardens that surround the home, offering a wonderful sense of space and seclusion. There is extensive off-road parking together with the added benefit of a detached double garage.

The bungalow is filled with an abundance of natural light, with many of the rooms enjoying a dual aspect. The well-planned accommodation comprises a welcoming entrance hall that leads through to an impressive dining hall, featuring sliding doors that open directly onto the gardens, perfect for indoor-outdoor living and entertaining. The spacious living room measures an impressive 21ft in length and enjoys double doors opening out to the gardens, along with internal doors leading into the conservatory. The conservatory provides a wonderful additional reception space and enjoys delightful views over the surrounding gardens.

The kitchen/diner is well appointed with a range of matching wall and base units, incorporating an integrated washing machine and dishwasher, with space available for further appliances. The room also offers ample space for a dining table and chairs, making it an ideal everyday family space, and provides convenient access to the side of the property.

The master bedroom benefits from double doors opening directly onto the gardens and features an en-suite shower room. There are three further well-proportioned bedrooms, all served by a four-piece bathroom suite. Further benefits include full double glazing throughout and gas central heating provided by a regularly serviced boiler.

To fully appreciate the size of the plot, the privacy of the setting and everything this exceptional bungalow has to offer, early viewing is highly recommended.



27 High Trees, Collington Rise, Bexhill-on-Sea, East Sussex, TN39 3RS

 4 Bedroom  2 Bathroom  2 Reception

### Key Features:

- Truly Special Detached Bungalow
- Four Bedrooms
- Extensive Off Road Parking & Detached Double Garage
- Highly Desirable & Peaceful Location
- Substantial Plot
- Two Bathrooms
- Surrounded By Well-Established Gardens
- Two Reception Rooms & Conservatory

  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

GROUND FLOOR  
1462 sq.ft. (135.8 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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.  
Made with Metropix ©2026

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.



### Exterior

The property is approached via an extensive private driveway from the highly regarded Collington Rise, creating an immediate sense of privacy and exclusivity. To the front of the bungalow there is ample off-road parking for several vehicles, along with access to the detached double garage, which benefits from power, lighting and useful overhead storage. Beautifully maintained gardens wrap around the property, offering a high degree of privacy and a peaceful setting. Predominantly laid lawn, the gardens are complemented by a well-appointed summerhouse, garden sheds and a greenhouse, together with a variety of mature trees, established shrubs and colourful planting that create an attractive and tranquil outdoor space.

### Location

The property is ideally situated in the desirable area of West Bexhill. A short stroll leads to the heart of Little Common 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.

27 High Trees, Collington Rise, Bexhill-on-Sea, East Sussex, TN39 3RS

 4 Bedroom  2 Bathroom  2 Reception

  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS