



SQUIRRELS COLLINGTON LANE EAST, BEXHILL ON SEA, EAST SUSSEX TN39 3RJ

£895,000 FREEHOLD



ENTRANCE/RECEPTION HALL

22' 3" x 13' 10" max (6.78m x 4.22m max) Accessed via glazed wood door leading to the reception area, coved ceiling, ceiling rose, stairs rising to the first floor landing, radiator, wood flooring, feature fireplace with surround.

LIVING ROOM

18' 2" x 13' 9" (5.54m x 4.19m) Large window to the front, radiator, picture rail, coved ceiling, ceiling rose, feature fireplace with surround, two radiators, wood flooring.

UTILITY ROOM

Window to the rear, base unit with work surface over, single stainless steel sink and drainer unit, space and plumbing for washing machine, space for tumble dryer, recessed shelving.

CLOAKROOM/WC

Frosted window to the rear, pedestal wash hand basin, low level WC, radiator, wood flooring, useful under-stairs storage cupboard.

STUDY

13' 10" x 8' 5" (4.22m x 2.57m) Window to the rear, feature fireplace with surround, useful built-in storage cupboards.

DINING ROOM

19' 1" x 13' 2" max (5.82m x 4.01m Max) Bay window to the front, picture rail, coved ceiling, ceiling rose, two radiators, wood flooring, feature fireplace with surround, recessed bookshelf and storage.

BREAKFAST ROOM

13' 2" x 9' 11" (4.01m x 3.02m) Window and glazed wood door to the side with the latter opening onto the rear garden, radiator, useful under-stairs storage cupboard, second staircase rising to the first floor.

KITCHEN

17' 9" x 11' 0" Max (5.41m x 3.35m Max) Box bay window to the side, radiator, further windows to the other side and rear, fitted kitchen comprising range of wall and base units with work surfaces over incorporating stainless steel single sink and drainer unit, space for gas cooker, space and plumbing for dishwasher, door to the side giving access into the glazed lean-to which has further door giving access to the rear garden.

BOOT ROOM

11' 1" x 4' 6" (3.38m x 1.37m)

FIRST FLOOR LANDING

Window to the rear, radiator, useful built-in storage cupboard, access to loft space via hatch.

FAMILY BATHROOM/WC 1

Frosted window to the rear, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator, part tiled walls.

BEDROOM 1

16' 10" x 13' 2" (5.13m x 4.01m) Window to the front, built-in recessed wardrobe, radiator, wood flooring, coved ceiling.

BEDROOM 2

11' 10" x 7' 8" (3.61m x 2.34m) Window to the rear, radiator, pedestal wash hand basin, wood flooring.

BEDROOM 3

16' 9" x 13' 6" (5.11m x 4.11m) Window to the front, carpet as fitted.

BEDROOM 4

13' 8" x 11' 1" (4.17m x 3.38m) Double doors to the front opening onto the balcony, windows to the side, radiator, wood flooring, coved ceiling.

BALCONY

SECOND LANDING

Sash window to the side, access to loft space via hatch, stairs leading down to the breakfast room.

BEDROOM 5

14' 0" x 12' 1" (4.27m x 3.68m) A triple aspect room having windows to the front side and rear, radiator, carpet as fitted.

FAMILY BATHROOM/WC 2

Window to the rear, fitted suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, wood flooring.

IN AND OUT DRIVEWAY

To the front of the property there is a gravel in and out driveway with further driveway to the side leading to a gate providing access to the garage.

FRONT GARDEN

The front garden contains flower beds and borders, side gated access to a paved seating area with well stocked flower beds and borders.

GARAGES

REAR GARDEN

The rear garden is mainly laid to lawn and is enclosed with various shrubs and bushes mature trees and shrubs.

AGENTS NOTES

Council Tax Band F

EPC Rating TBC

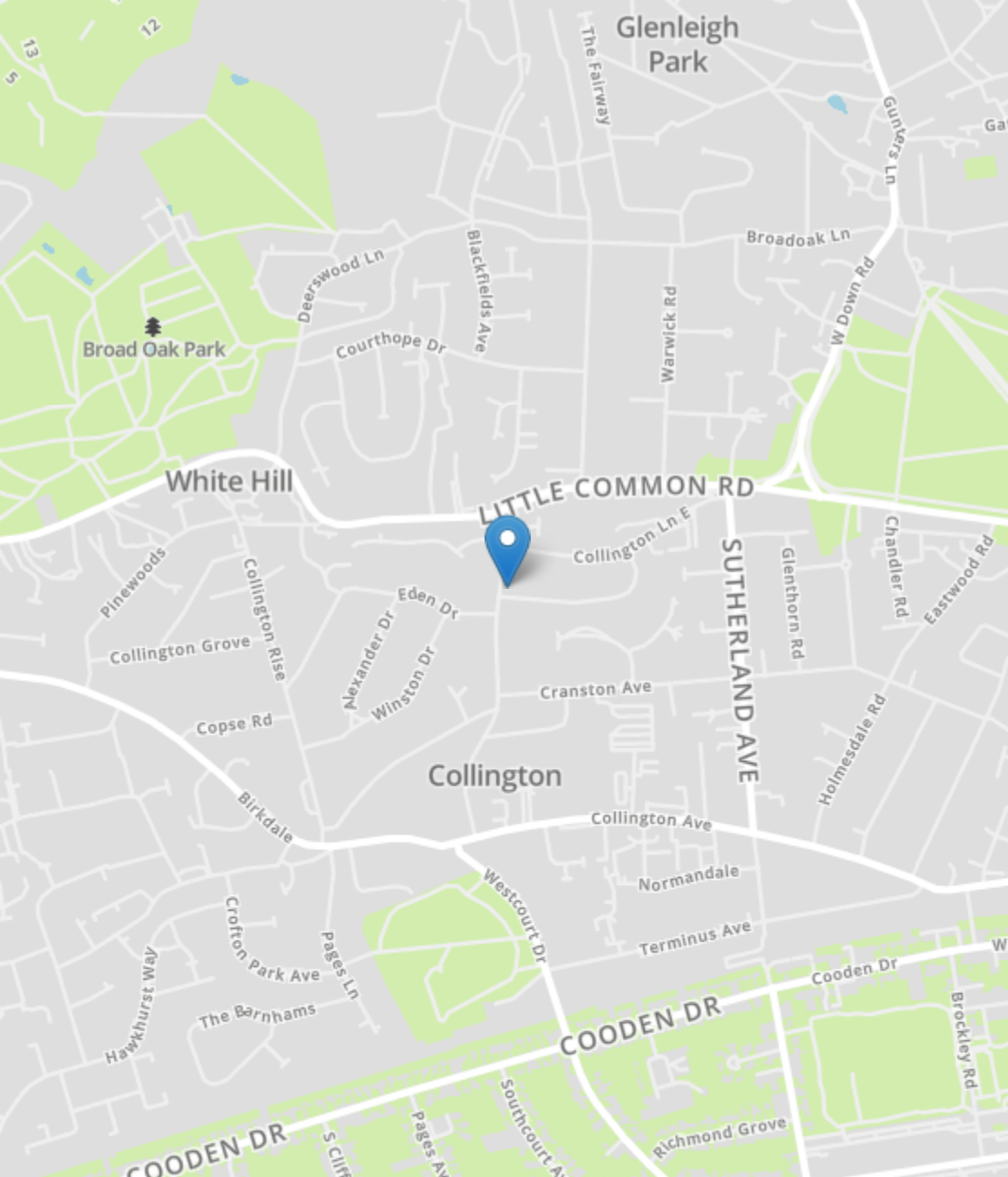
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

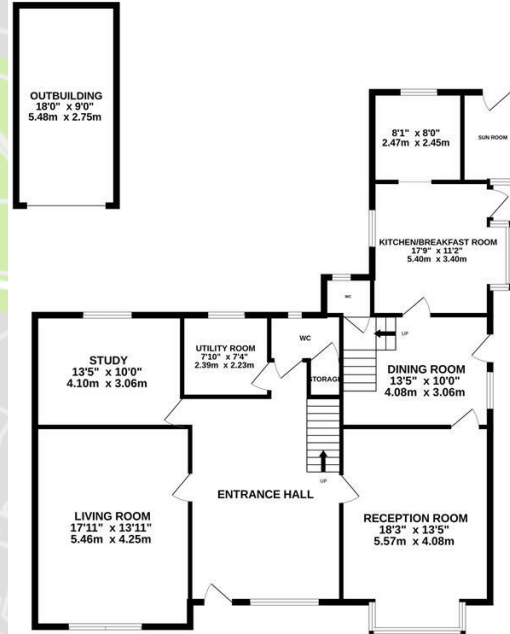
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

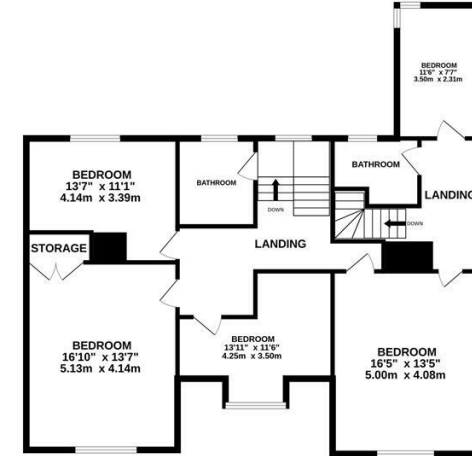




GROUND FLOOR
1528 sq.ft. (141.9 sq.m.) approx.



1ST FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 2672 sq.ft. (248.2 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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