



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£550,000**  2 Bedroom  1 Bathroom  1 Reception

31 Collington Grove, Bexhill-on-Sea TN39 3UB



## AT A GLANCE...

This generously proportioned detached bungalow occupies a highly desirable position within walking distance of Little Common village and is offered to the market with no onward chain. Having undergone a comprehensive refurbishment programme, the property now offers stylish and contemporary accommodation throughout.

The spacious dual-aspect lounge/diner is flooded with natural light, while the modern kitchen/breakfast room has been newly fitted with an attractive range of matching wall and base units and a full suite of integrated appliances, including a microwave, eye-level oven, washing machine, dishwasher and fridge/freezer. There is ample space for a dining table and chairs, along with direct access to the garden.

The bungalow features two large dual-aspect double bedrooms, one benefitting from a fitted double wardrobe. The bathroom offers flexibility for purchasers who may wish to configure the space as either a bathroom or a shower room to suit their preference. The owner will complete the chosen configuration prior to the completion of contracts at their own cost.

Further improvements include a brand-new central heating system powered by a combination boiler, complete re-wiring, roof renovation, and general updating throughout. Almost every room enjoys a dual aspect, enhancing the sense of space and light, with several rooms showcasing beautifully refurbished parquet flooring. An excellent opportunity to acquire a fully modernised home in a prime location, early viewing is highly recommended.



### Key Features:

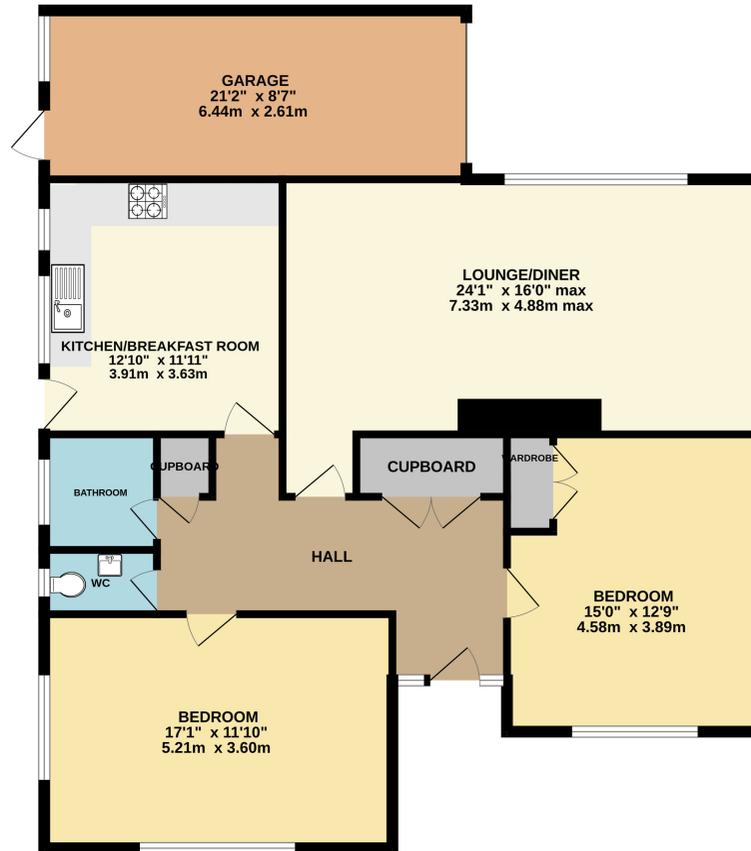
- Spacious Detached Bungalow
- South Facing Low Maintenance Rear Garden
- Comprehensively Refurbished Throughout
- Extensive Block Paved Driveway & Garage
- Two Large Dual Aspect Double Bedrooms
- Highly Desirable Location
- No Onward Chain

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GROUND FLOOR  
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA - 1258 sq.ft. (116.9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	58	
(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	

### Outside

Occupying a generous corner plot, the property enjoys a prominent and attractive position with gardens extending to the front and side. These areas are predominantly laid to lawn and bordered by mature hedging, providing a good degree of privacy and an appealing outlook. A block-paved driveway offers ample off-road parking for multiple vehicles and leads to the garage, which is accessed via an electric up-and-over door. The south-facing rear garden has been thoughtfully designed with low maintenance in mind, being mainly laid to patio — an ideal setting for alfresco dining.

### 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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