



20 Westville Road, Bexhill-on-Sea, East Sussex, TN39 3QB

Four Bedroom Detached House In A Sought After 'Collington' Location £585,000 - Freehold

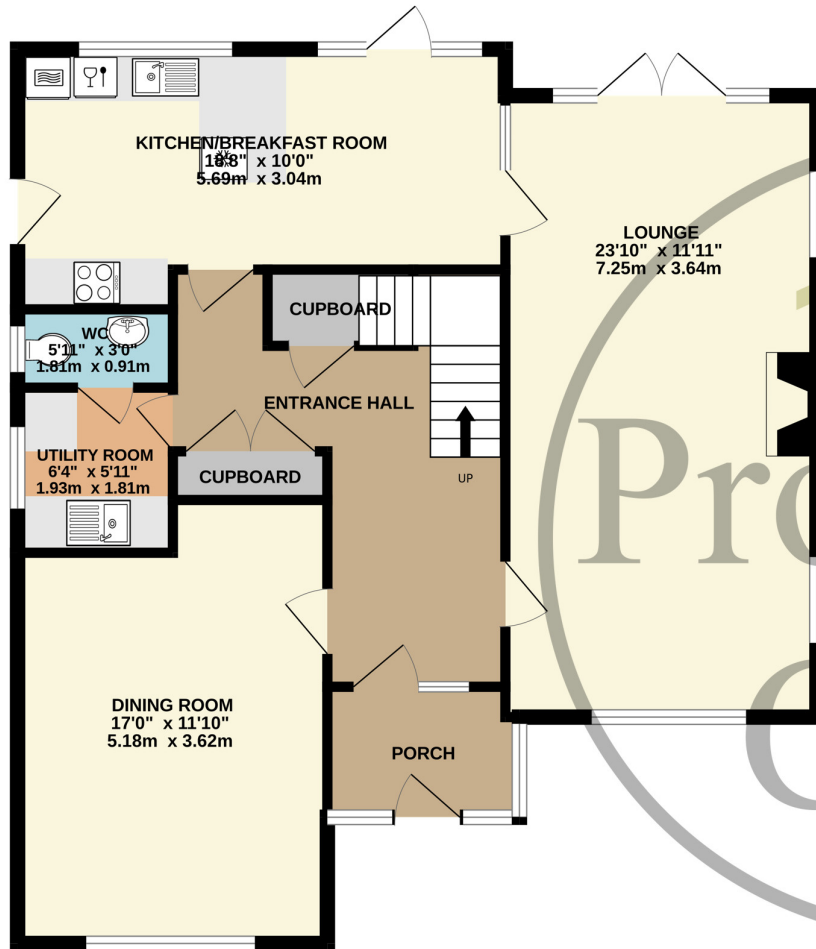




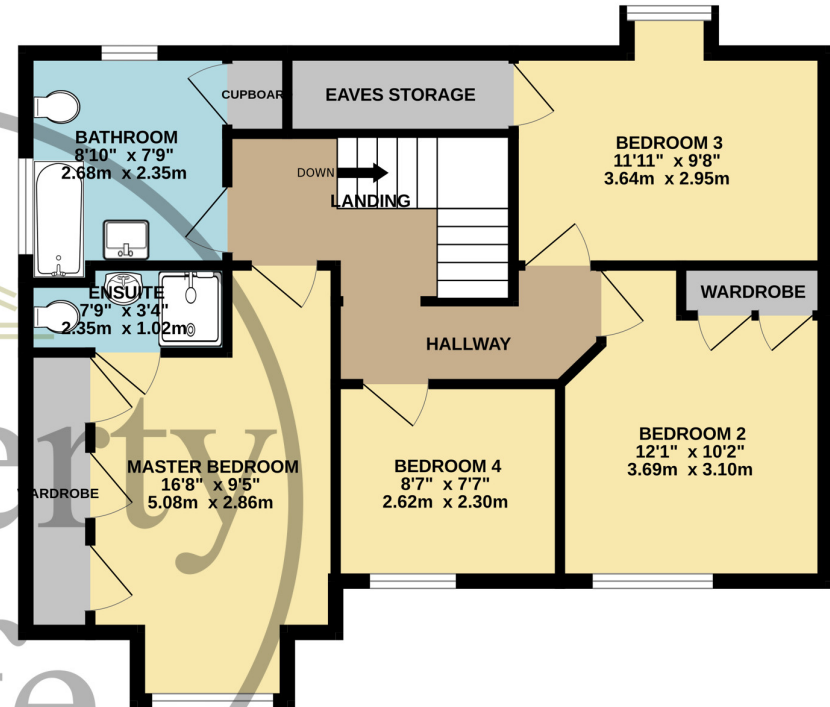
Property Café are delighted to present to the market this spacious, four bedroom, detached family home with stunning gardens ideally located in a sought after position of 'Collington' Bexhill. Accommodation and benefits include; A light & Airy entrance porch leading to an inner hallway giving access to all ground floor rooms and lots of storage in the way of built in cupboards; A vast triple aspect lounge offering an excellent space to entertain guests featuring a fireplace and French doors leading onto a rear patio; Separate dining room which could equally be used as a large ground floor bedroom; Modern fitted kitchen/breakfast room with ample cupboard & worktop space in addition to integrated appliances including a double oven, electric hob, dishwasher and under counter fridge; Separate utility room with an additional sink and space for freestanding white goods; Ground floor WC. Upstairs consists of a master bedroom boasting an en-suite shower room and fitted cupboards; There are three further well proportioned bedrooms the second also offering fitted wardrobes and a modern fitted family bathroom comprising of a bath with overhead shower, wash basin & WC. Externally the property benefits for a flat plot with a generous rear & sunny garden, single garage with up & over door and off-road parking via a block paved driveway for multiple cars. The house is offered for sale in good decorative order throughout, in neutral colour schemes, gas central heated, double glazed and with ample fitted storage. We recommend you view at your earliest convenience.



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.




1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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Bedrooms: 4
Receptions: 2
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (76)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  | | |



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities in addition to excellent primary & secondary schools. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Four Bedroom Detached Family Home For Sale
 - Generous Triple Aspect Lounge
 - Separate Dining Room
 - Modern Fitted Kitchen/Breakfast Room
 - Master Bedroom With En-Suite
- Utility Room & Ground Floor WC
- Single Garage & Off-Road Parking For Multiple Cars
 - Private & Flat Rear Garden
 - Ample Storage Throughout
 - Sought After Collington Location