



#### PROPERTY DESCRIPTION

A well presented older style FOUR BEDROOM terraced house situated in the sought after COLLINGTON AREA of Bexhill and within a short walk of Bexhill Downs. Set over three floors the accommodation comprises; entrance vestibule, entrance hall, spacious 31' lounge/dining room, modern kitchen with access to the garden, three first floor bedrooms and family bathroom and a further bedroom on the second floor. Outside there is a well maintained rear garden with patio and lawn areas. EPC - D.

#### **FEATURES**

- Four Bedroom Mid-Terrace House
- Sought After Collington Area
- Period Older Style Family Home
- Level Garden With Lawn Area & Patio
- Modern Kitchen/Breakfast Room

- First Floor Family Bathroom
- Impressive 31' Lounge/Dining Room
- Short Distance To Tesco Express & Collington Train Station
- Walking Distance To Bexhill Downs
- Council Tax Band B





#### **ROOM DESCRIPTIONS**

#### **Entrance Vestibule**

Accessed via wooden front door.

#### Entrance Hall

Stairs rising to the first floor, ceiling coving.

# Lounge/Dining Room

31' 3'' x 8' 9'' (9.53m x 2.67m) Double glazed windows to the front and rear, ceiling coving, picture rail, two radiators, feature fireplace with inset gas fire, useful under-stairs cupboard.

# Kitchen/Breakfast Room

21' 2" x 6' 7" (6.45m x 2.01m) Double glazed windows to the side and rear, double glazed door to the rear leading to the garden, radiator, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker, a range of matching wall and base cupboard with fitted drawers, space for washing machine and tall fridge/freezer, cupboard housing meters, wall mounted gas fired boiler

# First Floor Landing

Stairs rising to the second floor.

### **Bedroom One**

 $14'\ 0''\ \times\ 7'\ 8''\ (4.27m\ \times\ 2.34m)$  Double glazed windows to the front, radiator.

#### **Bedroom Two**

16' 11" x 5' 11" increasing to 8' 0" (5.16m x 1.80m increasing to 2.44m) Double glazed window to the rear, radiator.

# Bedroom/Office

 $10'\ 10''\ x\ 4'\ 8''\ (3.30m\ x\ 1.42m)$  Double glazed window to the front, radiator.

#### **Bathroom**

10' 7" x 6' 6" (3.23m x 1.98m) Double glazed frosted glass window to the rear, tiled walls, a fitted three piece white suite comprising; P-shaped bath with fitted screen, Victorian stile mixer tap with handheld attachment and electric shower over, pedestal wash hand basin, low level WC, linen cupboard, radiator.

## Second Floor Landing

Recessed storage area.

### **Bedroom Three**

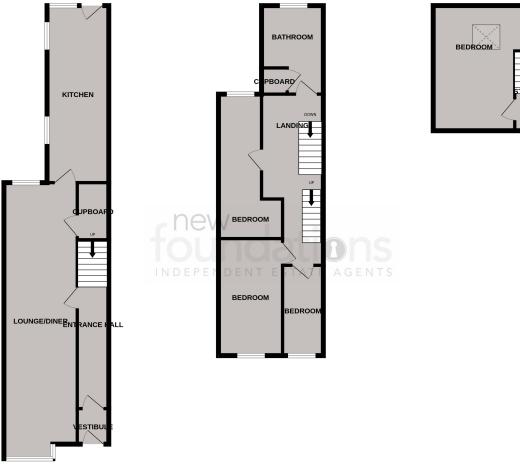
 $15' \ 0'' \times 8' \ 6'' \ (4.57m \times 2.59m)$  Double glazed velux window to the rear, eaves storage cupboard.

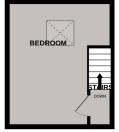
## Outside

To the front there is a small paved garden for bin storage.

Adjacent to the rear of the property there is a patio area which extends to the side of the kitchen, the remainder of the garden is laid to lawn, timber framed shed.

GROUND FLOOR 558 sq.ft. (51.9 sq.m.) approx. 1ST FLOOR 470 sq.ft. (43.7 sq.m.) approx. 2ND FLOOR 188 sq.ft. (17.4 sq.m.) approx.





TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

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