



13 Collington Lane West, Bexhill-on-  
Sea, East Sussex TN39 3SA





## PROPERTY DESCRIPTION

'GUIDE PRICE £430,000 - £475,000'

An extremely well presented two bedroom detached bungalow situated in this highly sought after road located just a short distance from Little Common Village with it's array of amenities, shops and doctors surgery. Having undergone considerable improvement the accommodation comprises; entrance porch, entrance hall, dual aspect lounge with doors leading to the garden, modern re-fitted kitchen, utility room, two double bedrooms, modern re-fitted bathroom and additional WC. Outside there is off road parking, garage with electric roller door and west facing rear garden. CHAIN FREE. EPC - C.

## FEATURES

- Two Double Bedroom Detached Bungalow
- Close Proximity To Little Common Village
- Dual Aspect Lounge/Diner
- Modern Kitchen & Bathroom
- Utility Room
- Garage With Electric Roller Door
- Sought After Collington Lane West Location
- West Facing Garden
- No Onward Chain
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door, radiator, built-in storage cupboard.

### Cloakroom/WC

Double glazed patterned window to the side, newly installed suite comprising; low level WC, pedestal wash hand basin, heated chrome ladder towel rail.

### Lounge

14' 9" x 14' 4" (4.50m x 4.37m) A dual aspect room with double glazed window to the side and double glazed French doors and windows to the rear leading to the rear garden, ceiling coving, radiator, television point.

### Kitchen

11' 1" x 7' 9" (3.38m x 2.36m) Double glazed window to the side, spotlights, a recently installed kitchen comprising; a range of working surfaces with inset one and half bowl composite sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over and glass splash-back, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; electric oven and dishwasher.

### Utility Room

8' 5" x 5' 2" (2.57m x 1.57m) Double glazed window and door leading onto the side of the property, radiator, working surface area with inset stainless steel sink and drainer unit, wall mounted cupboards, space and plumbing for washing machine, space for fridge/freezer.



### Bedroom One

14' 5" max x 9' 8" (4.39m max x 2.95m) Double glazed window overlooking the rear garden, radiator.

### Bedroom Two

16' 1" x 10' 2" (4.90m x 3.10m) Double glazed window to the front, circular window to the side, radiator.

### Bathroom

A newly fitted suite comprising; shower/bath with mixer tap and shower head, pedestal wash hand basin, low level WC with concealed cistern, heated chrome ladder towel rail.

### Garage

15' 10" x 8' 4" (4.83m x 2.54m) Fitted with electrically operated roller door, power and light, wall gas fired mounted boiler, door to the side, consumer unit.

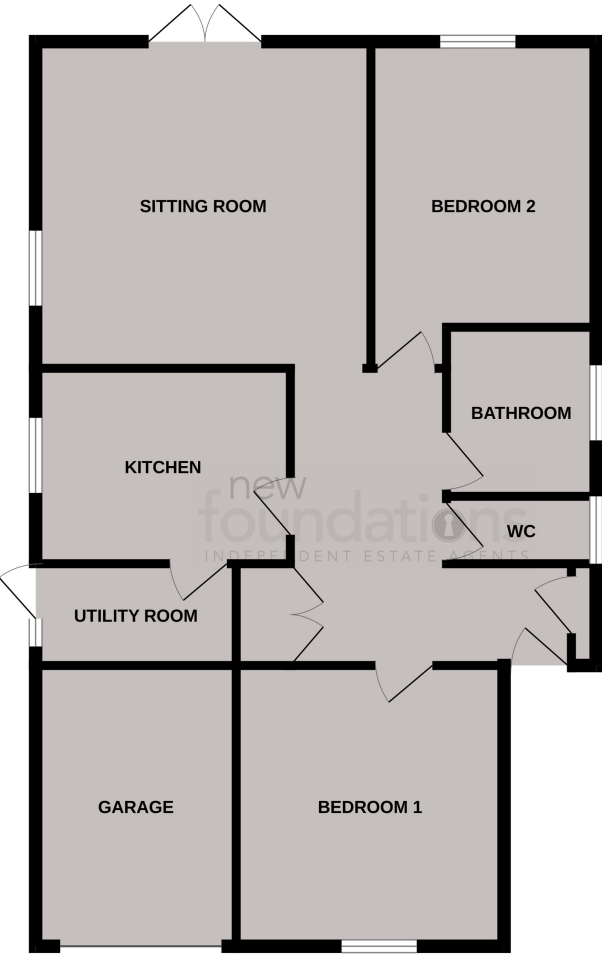
### Outside

To the front there is off road parking which leads to the garage, gated side access, the remainder of the front garden is laid to lawn with various mature shrubs.

The rear garden benefits from being of a westerly aspect, area of patio, the remainder of the rear garden is mainly laid to lawn with various mature shrubs, enclosed with fencing.

FLOORPLAN

GROUND FLOOR



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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