



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

65 Collington Avenue, Bexhill-on-Sea, East Sussex
TN39 3NB
£725,000 5 Bedroom 3 Bathroom 3 Reception



AT A GLANCE...

Collington is an increasingly popular area of west Bexhill and is home to this substantial 1930s detached house. An abundance of character and charm is combined with a versatile layout and a south-facing garden. It consists of two floors of accommodation and includes; An enclosed entrance hall opening into the entrance hall. There is a dual aspect living room with a feature gas fireplace at the front of the property. The kitchen features matching wall & base units with space for appliances and a door into a separate utility room. There are two additional reception rooms, one with doors leading into the conservatory with views over the rear garden. Another measures over 31ft with a shower room adjacent which, in our opinion, could be used as annexe accommodation if required. On the first floor the spacious landing leads to a large dual aspect master suite that includes a double bedroom, an ensuite shower room and a dressing room. There are four further bedrooms, a bathroom and access to the large insulated and part-boarded loft space.

Furthermore, the property has potential for further extension subject to necessary permissions being granted, has gas central heating via a boiler that has been fitted approximately five years ago and is the house is double glazed. We highly recommend viewing

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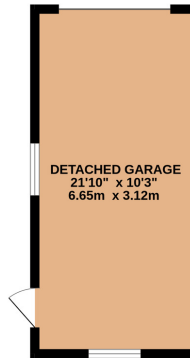
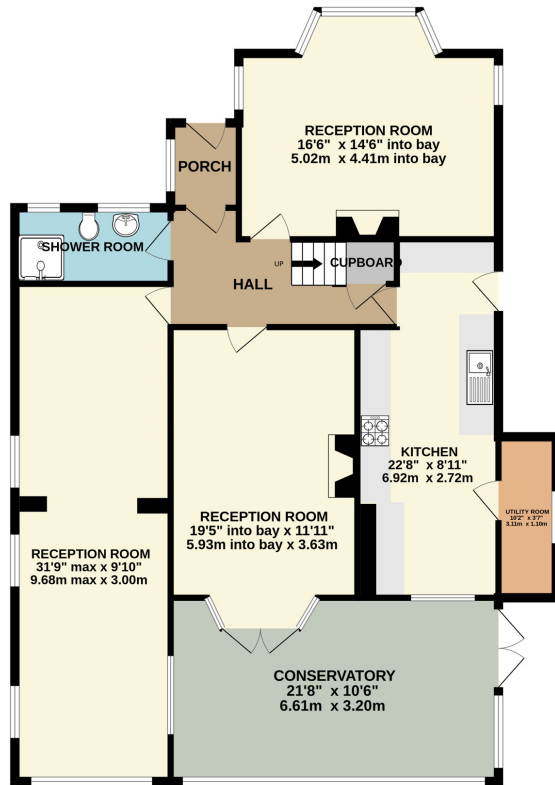
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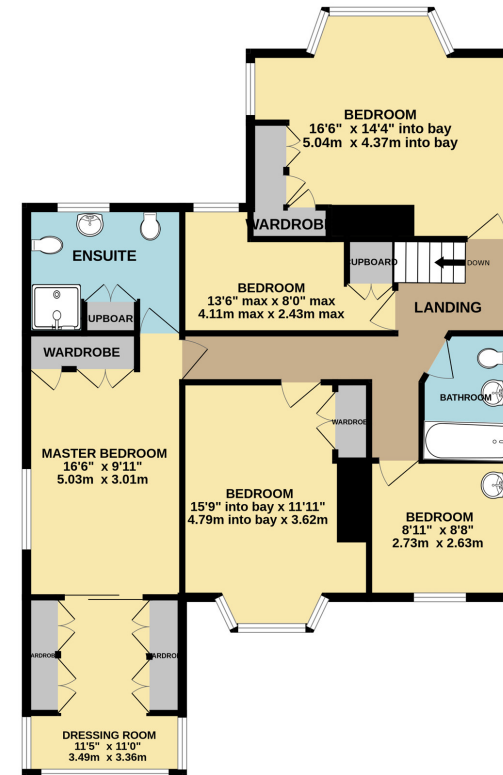
Key Features:

- Substantial 1930s Detached House
- Three Bathrooms
- In & Out Driveway For Multiple Vehicles
- Kitchen & Separate Utility Room
- Five Bedrooms
- South Facing Rear Garden
- Detached Oversized Garage
- Sought After Collington Location

GROUND FLOOR
1555 sq.ft. (144.4 sq.m.) approx.



1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2593 sq.ft. (240.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is an in out driveway with parking for multiple vehicles at the front of the property, together with a detached oversized garage. The garage has an up & over door, a door out to the rear garden, power & light. The rear garden is south-facing and predominantly laid to lawn. You will find a patio area ideal for alfresco dining and mature shrubs, trees and plants. Additionally, there is a garden shed, a greenhouse and gated side access is available to the front of the property from both sides.

Location

Within a very short walk, you will find Collington parade with a useful Tesco express, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. The iconic seafront promenade is very close by along with Collington train station, just 0.4 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Well-regarded schools for all ages are also close by, together with bus routes.

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