



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





## PROPERTY DESCRIPTION

Chain Free. A spacious two bedroom detached bungalow in this sought after location within West Bexhill which is within easy reach of Little Common Village and also a short distance of the 99 bus route with links to Bexhill, Hastings and Eastbourne. The internal accommodation is in need of modernisation but comprises; large entrance hall, spacious 24' dual aspect lounge/dining room, fitted kitchen, two dual aspect double bedrooms, bathroom and separate WC. As the property occupies a corner plot there is gardens to all sides with off road parking at the front and the rear garden being low maintenance and benefiting from a southerly aspect. EPC - D.

## FEATURES

- Two Bedroom Detached Bungalow
- In Need Of Modernisation
- Large 24' Dual Aspect Lounge
- Spacious Rooms Throughout
- Off Road Parking & Garage
- Corner Plot With Gardens To All Sides
- Southerly Aspect Low Maintenance Rear Garden
- Just Off Birkdale With 99 Bus Route
- No Onward Chain & Vacant Possession
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Large Entrance Hall

Accessed via glazed door, patterned glazed panel, ceiling coving, access to loft space via hatch, double coats cupboard, airing cupboard with shelving, radiator, parquet flooring.

### Lounge/Dining Room

24' 5" x 16' 0" max (7.44m x 4.88m max) A spacious dual aspect room with double glazed windows side and front which face south and west respectively, ceiling coving, two radiators, feature fireplace, parquet flooring.

### Kitchen

Double glazed window to the rear and door leading to the garden, ceiling coving, part tiled walls, a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob, a range of matching base cupboards with fitted drawers and built-in electric oven, larder cupboard, two further storage cupboards, wall mounted gas fired boiler, radiator.

### Bedroom One

17' 2" x 11' 11" (5.23m x 3.63m) A dual aspect room with double glazed windows to the side and rear, ceiling coving, radiator, parquet flooring.

### Bedroom Two

15' 0" x 13' 0" (4.57m x 3.96m) A dual aspect room with double glazed windows to the front and side, ceiling coving, radiator, double storage cupboard, parquet flooring.

### Bathroom

Double glazed patterned window to the rear, a fitted suite comprising; panelled bath with fitted screen and Mira electric shower over, pedestal wash hand basin, heated towel rail, part tiled walls.

### WC

Double glazed patterned window to the rear, low level WC, wash hand basin

### Garage

21' 10" x 8' 8" (6.65m x 2.64m) Accessed via up and over door, door and window to the rear which can be access from the garden.

## Outside

The property occupies and corner plot with areas of garden to all sides.

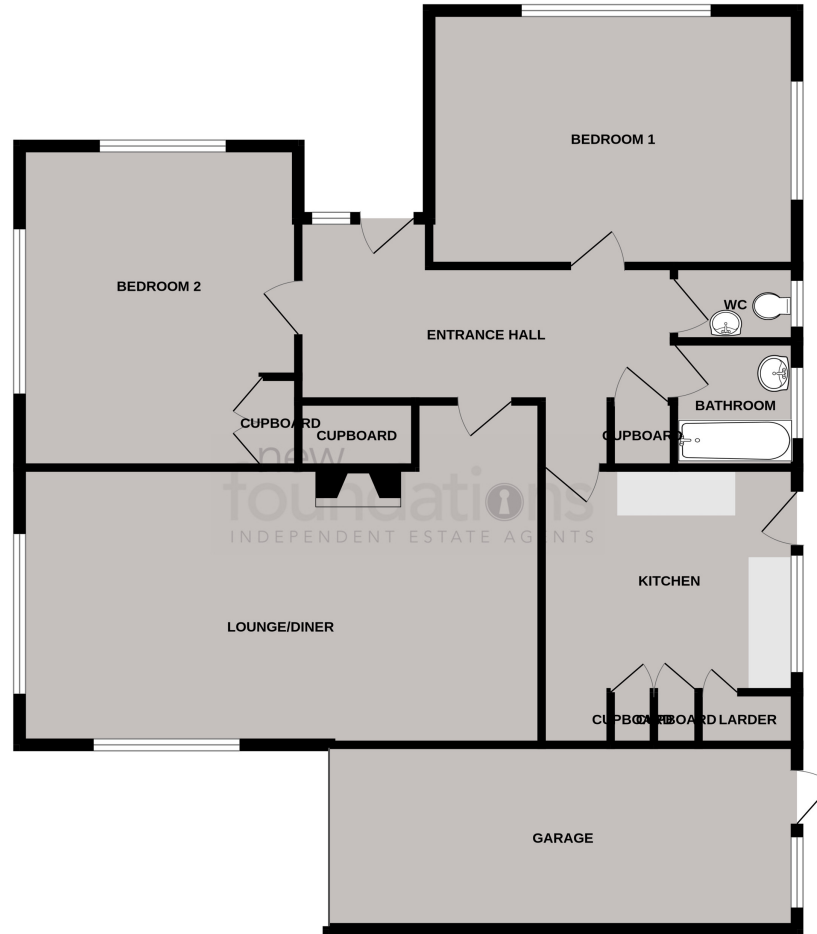
To the front there is a driveway providing off road parking, the remainder of the front and side are laid to lawn and enclosed with mature hedging, gated access to both sides.

Adjacent to the kitchen there is an extensive paved area leading to one of the side gates, water tap, door to the garage, the main area of rear garden is paved for ease of maintenance and benefits from being of a southerly aspect, further side gate.



# 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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| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (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> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

