



63 Collington Avenue, Bexhill-on-Sea,  
East Sussex TN39 3NB





## PROPERTY DESCRIPTION

A well presented and deceptively spacious FOUR DOUBLE BEDROOM detached character house situated in the sought after West Bexhill location on a tree lined road. The property is ideally situated within a short walk of Collington train station and South Cliff beach whilst Bexhill Town Centre is only a mile away. Set over two floors the ground floor accommodation comprises; entrance porch, entrance hall, bay fronted triple aspect lounge, impressive kitchen/diner family room with double doors leading to the garden, utility room and WC. On the first floor there are four good size double bedrooms, a magnificent family bath/shower room and a study/landing area with feature stained glass windows. Outside there is a good size frontage which leads to the garage and a SOUTH FACING garden. EPC - D.

## FEATURES

- Character Four Bedroom Detached Family Home
- Sought After West Bexhill Location
- Triple Aspect Bay Fronted Lounge
- Impressive Kitchen/Diner/Family Room
- One Mile From Town Centre
- Tree Lined Road Within a Short Distance of Train Station & Seafront
- Utility Room & Ground Floor WC
- South Facing Garden
- Re-Fitted & Contemporary Family Bath/Shower Room
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with double glazed insert, double glazed window to the side.

### Entrance Hall

Accessed via UPVC front door with double glazed frosted glass insert, stairs rising to the first floor, picture rail, radiator, under-stairs cupboard.

### Lounge

16' 5" x 11' 6" (5.00m x 3.51m) A triple aspect room with double glazed bay window to the front and double glazed windows to the sides, picture rail, two radiators, feature fireplace.

### Kitchen/Diner/Family Room

21' 4" x 16' 6" max (6.50m x 5.03m max) A bright and spacious room with double glazed bay window and further window to the rear, double glazed window to the side and double doors to the rear leading to the garden.

#### Kitchen Area:

Inset spotlights, a contemporary kitchen comprising; a range of solid wood working surfaces with inset butler sink and ceramic drainer with mixer tap, space for range style cooker with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in dishwasher, space for fridge/freezer, built-in drinks cooler, wine rack, breakfast bar, electric underfloor heating with wall mounted control.

#### Dining Area:

Picture rail, two radiators.

### Utility Room

UPVC double glazed door to the side, double glazed window to the side, working surfaces area, space for washing machine and tumble drier, wall mounted gas fired boiler.

### WC

Double glazed frosted glass window to the side, low level WC, wash hand basin with mixer tap and cupboard under.

### First Floor Landing/Study Area

Feature stained glass windows to the side, three velux windows, low hanging pendants, spotlights, light tunnel.

### Bedroom One

16' 5" x 11' 6" (5.00m x 3.51m) A triple aspect room with double glazed bay window to the front and windows to both sides, picture rail, radiator.

### Bedroom Two

15' 8" into bay x 11' 11" (4.78m into bay x 3.63m) A dual aspect room with double glazed bay window to the rear and window to the side, picture rail, radiator.

### Bedroom Three

16' 11" to wardrobes x 10' 0" (5.16m to wardrobes x 3.05m) A dual aspect room with double glazed windows to the rear and side, a range of built-in cupboards, ceiling coving, radiator.

### Bedroom Four

12' 9" x 9' 1" (3.89m x 2.77m) Double glazed window to the rear, picture rail, radiator

### Family Bathroom

Double glazed frosted glass window to the front, sky lantern, velux window, a superb four piece suite comprising; large bath with water mixer tap and chrome controls, low level WC with concealed cistern, large walk-in shower cubicle with glass screen, rain effect shower, handheld attachment and chrome controls, wash hand basin with mixer tap and drawer under, chrome heater ladder style towel rail, vanity mirror with touchless lighting.

### Garage

Accessed via metal up and doors, power and lighting.

### Outside

The front of the property is approached via a shingle driveway which leads to the garage, mature trees and hedging offering privacy, area laid to lawn, gated side access.

The rear garden benefits from being of a southerly aspect.

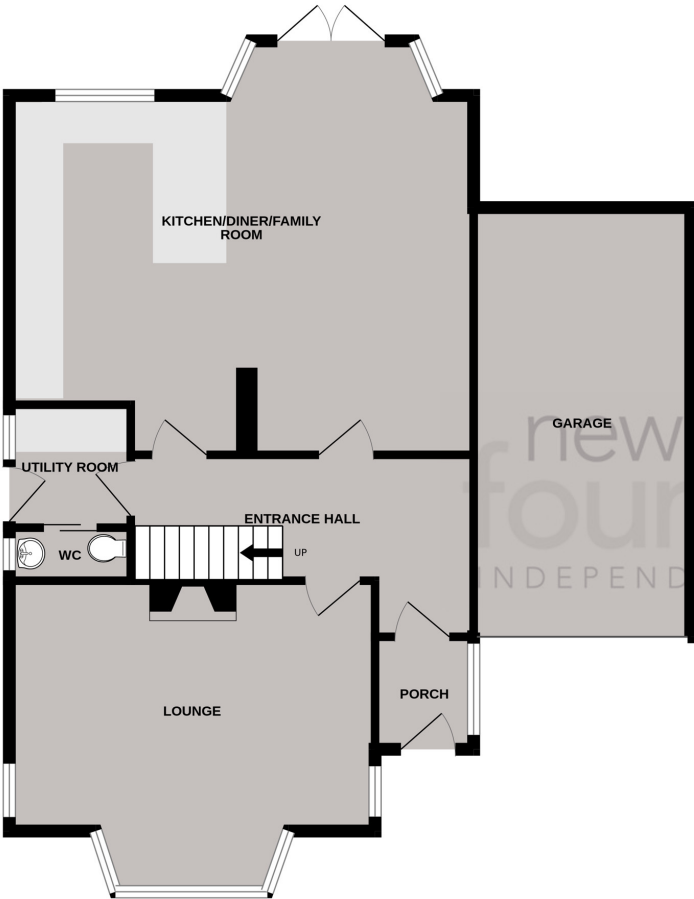
Adjacent to the rear of the property there is an extensive patio area which is ideal for outdoor entertaining, area laid with artificial grass, gated side access, raised beds, to the other side there is a pathway with outdoor storage cupboards, outside WC, timber framed shed, water tap, gated side access, steps down to the remaining area of garden which is laid to lawn and enclosed with fencing and mature shrubs and bushes offering a good degree of seclusion.

### NB

If any buyer is looking to extend there is currently planning permission which can be viewed on Rother District Council's website using reference number - RR/2022/1210/P

FLOORPLAN

GROUND FLOOR



1ST 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
Very energy efficient - lower running costs			
(92+)	A	59	73
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	73
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

