




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£775,000 Collington Grove, Bexhill-on-Sea TN39 3UB
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

This outstanding detached property is being offered for sale by Bexhill Estates. Nestled between the highly regarded Collington and Little Common areas of West Bexhill, the house offers character with modern fixtures and fittings. In addition to its abundance of light and sizeable rooms, it also offers plenty of versatility. Accommodation comprises a reception hall that leads to the sizeable south aspect lounge featuring a dual fuel log burner and solid stone surround. Double sliding doors open out to the sun terrace and there is a door leading to the sunroom, enjoying elevated views over the rear garden. Adjacent to the lounge, double doors open into the bespoke fitted kitchen/diner. You will find a range of wall and base units with solid oak work surfaces, an integrated dishwasher and space for further appliances. A four-piece modern bathroom suite completes the ground floor, as well as two double bedrooms. One of the ground floor bedrooms benefits from private access via the side of the property. This could be useful for someone wanting to work from home or live independently. A staircase leads to the sizeable first-floor landing. Here, you will find an elegant dual-aspect bedroom with extensive built-in wardrobes and a charming window seat. There is a further double bedroom with a built-in wardrobe and a modern fitted four-piece bathroom suite. The Velux windows on the first floor provide far-fetching distant sea views. Furthermore, the property offers double glazing, gas central heating via a combination boiler, versatile accommodation and expansive eaves storage across the first floor. To appreciate this superb property, its versatility and location, your earliest viewing is highly recommended!

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

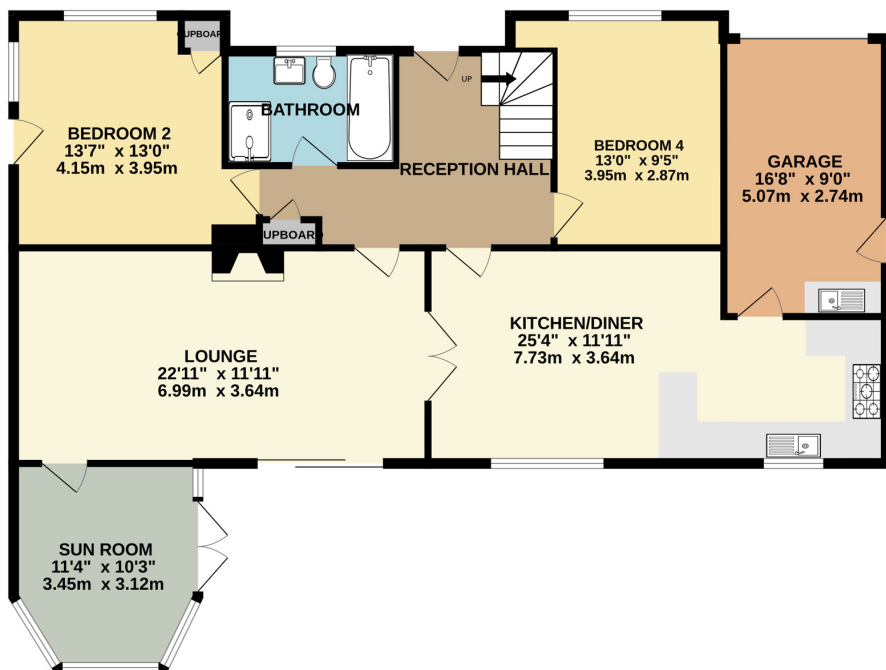
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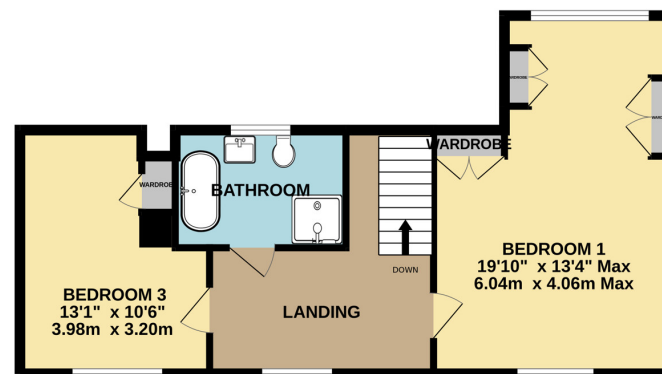
Key Features:

- Remarkable Detached Property
- Stunning Landscaped Gardens
- Two Bathrooms
- Off Road Parking & Integral Garage
- Substantial Plot
- Four Double Bedrooms
- Three Reception Rooms
- Highly Desirable & Rarely Available Location

GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.8 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE -

The property sits on an extensive plot in a highly desired location. To the front of the property, you will find a beautifully landscaped garden and a block-paved driveway providing off-road parking for two vehicles. The substantial rear garden is south-facing, landscaped and predominantly laid to lawn. There is a sizeable, raised sun terrace with a few steps leading down to a further seating area, ideal for alfresco dining. To the rear of the garden, you will find an insulated log cabin, a greenhouse and a vegetable garden. In addition, the garden benefits from a working pond and water feature, fruit trees and a workshop. Gated access is available via both sides of the property.

LOCATION -

The property is located just 0.4 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. Little Common primary School is within walking distance and currently rated as 'Outstanding' on its most recent Ofsted report. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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