



13 Downlands Avenue, Bexhill-on-Sea,  
East Sussex TN39 3PL





## PROPERTY DESCRIPTION

A characterful & extended 3 bedroom semi-detached house situated in the popular Collington area of Bexhill which is within easy access to the local high school, local shops and Collington Halt Railway station. The accommodation comprises; entrance hall, good size sitting room, dining room, kitchen, re-fitted shower room, good size back garden, double glazed, gas boiler and radiators. CHAIN FREE. EPC- C

## FEATURES

- Three Bedroom Semi-Detached House
- Sought After 'Collington' Location
- Extended Ground Floor Accommodation
- Two Reception Rooms
- Ground Floor W/C
- Refitted Shower Room
- Good Size Rear Garden
- Gas Boiler and Radiators
- Chain Free
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance

Entrance porch leading to front door, entrance hall with radiator, under stairs storage cupboard.

### Ground floor W/C

Fitted with low level WC, wash hand basin with mixer and cupboard under, double glazed frosted window.

### Sitting Room

23' 4" x 11' 3" narrowing to 10' 2" (7.11m x 3.43m) Having double glazed bay window overlooking the front garden, radiator, telephone point, television point, wall mounted gas fire, further radiator, archway through to the dining room.

### Dining Room

11' 2" x 4' 9" (3.40m x 1.45m) Having double glazed patio door giving access to the rear garden, radiator and archway through to the kitchen.

### Kitchen

13' 6" x 5' 11" (4.11m x 1.80m) Having double glazed windows overlooking the side and rear garden, fitted with single drainer stainless steel sink unit with mixer tap and cupboard under, range of working surfaces with cupboards and drawers below, built in four ring gas hob with electric oven under and extractor hood over, matching wall mounted cupboards, gas boiler, spaces for washing machine and fridge, return door to the hallway.

### First Floor Landing

With double glazed window, access to loft space.

### Bedroom 1

10' 7" x 10' 7" (3.23m x 3.23m) Double glazed window overlooking the front of the property, radiator, fitted bedroom furniture including three wardrobes and two Chest of drawers.

### Bedroom 2

10' 7" x 8' 9" to the front of wardrobes (3.23m x 2.67m) Double glazed window over overlooking the rear garden, fitted range of wardrobes.

### Bedroom 3

7' 5" x 6' 0" (2.26m x 1.83m) Double glazed window over looking the rear garden, radiator.

### Shower Room

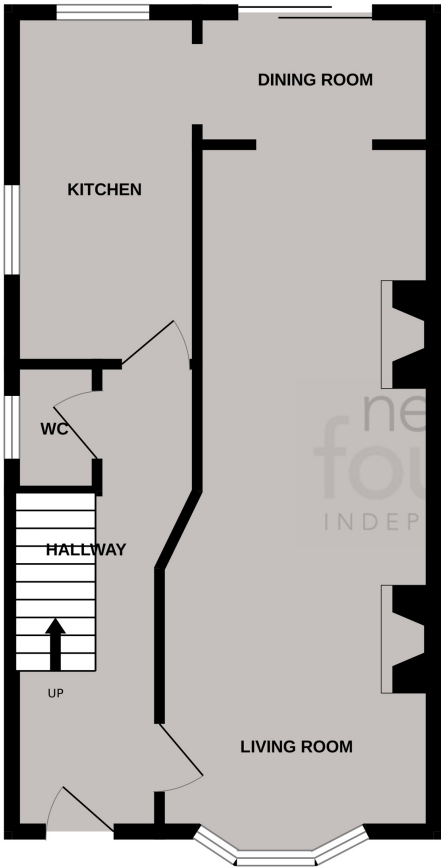
Refitted with tiled floor, walk in shower cubicle with glass screen and independent electric shower, low-level WC, wash hand basin, with mixer tap, heated towel rail, tiled walls, extractor fan, double glazed window.

### Outside

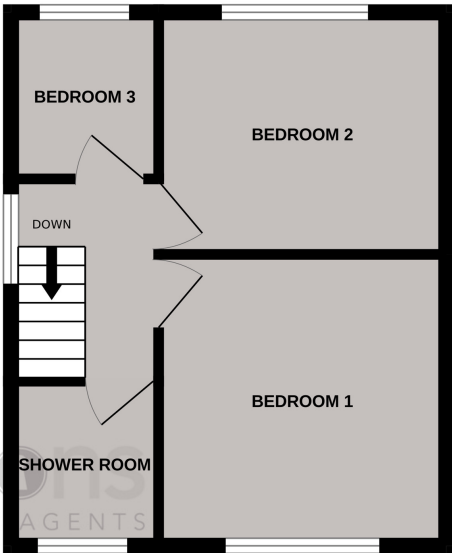
The principal area of gardens are located to the rear of the property with side access, patio area, brick built barbecue, timber shed, the gardens are laid to lawn with flower and shrub borders and greenhouse.

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	70	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	70	84
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

