



21 Piltdown Close, Bexhill-on-Sea, East
Sussex TN39 3XA



PROPERTY DESCRIPTION

A spacious 3 bedroom semi detached house situated in the sought after Collington area of Bexhill which has been extended by the current vendor to give a large open plan kitchen/diner/family room and utility room. Other notable features include ground floor Wc, modern shower room, south westerly facing garden, garage next to the house and off road parking. EPC- C

FEATURES

- Three Bedroom Semi-Detached House
- Situated In The Sought After Collington Area
- Open Plan Kitchen/Dining Family Room
- Ground Floor WC
- South Westerly Facing Garden
- Garage & Off Road Parking
- Spacious Extended Accommodation
- Utility Room
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance

With Weru double glazed front door with card/watch opening operation leading to entrance hall with radiator, under stairs storage recess, built in storage cupboard, tiled floor.

Ground Floor Cloakroom

With low-level WC, wash hand basin with mixer tap and storage cupboard below, ladder radiator, double glazed frosted glass window.

Living room

14' 0" x 11' 11" (4.27m x 3.63m) With radiator, TV aerial point, double glazed window with outlook to front.

Kitchen

18' 8" x 11' 5" (5.69m x 3.48m) With range of modern fittings comprising single drainer stainless steel sink with mixer taps having Quooker instant hot water tap built in and cupboards under, further range of cupboards and drawers with granite working surfaces over, range of matching wall mounted cupboards. Built in Miele oven with cupboards above and below, four ring ceramic hob with stainless steel cooker hood over, built-in and concealed dishwasher, corner carousel unit, pop out additional power points, tiled floor, radiator, space for American style fridge freezer, open plan to dining room/family room

Dining/Family room

23' 4" x 8' 10" (7.11m x 2.69m) With continuation of the tiled floor from the kitchen, two roof lanterns, underfloor heating, large double glazed window overlooking the rear garden and double glazed sliding patio doors leading onto the garden.

Utility Room

13' 8" x 4' 10" (4.17m x 1.47m) With radiator, stainless steel sink with cupboards below, tiled dog shower, space for washing machine, double glazed window with outlook to side, double glazed door leading to the side, door leading to:

Boiler Room/Storage Room

With wall mounted ideal Combi boiler with gas meter and consumer unit, double glazed window.

Landing

Stairs rising from ground floor entrance hall to first floor landing with attractive glass balustrades and double glazed window designed to be a fire escape, shelved cupboard, hatch to loft space.

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m) With fitted wardrobes with mirror fronted sliding doors, radiator, double glazed window with outlook to the front.

Bedroom Two

13' 0" x 8' 9" (3.96m x 2.67m) With radiator, double glazed window with outlook to the rear.

Bedroom Three

13' 0" x 8' 9" (3.96m x 2.67m) With radiator, double glazed window to rear.

Shower Room

With modern fittings comprising wet room style shower with glass screen and chrome fittings, concealed cistern low level WC, wash hand basin with mixer tap and cupboards below, ladder radiator, tiled floor, frosted glass double glazed window.

Outside

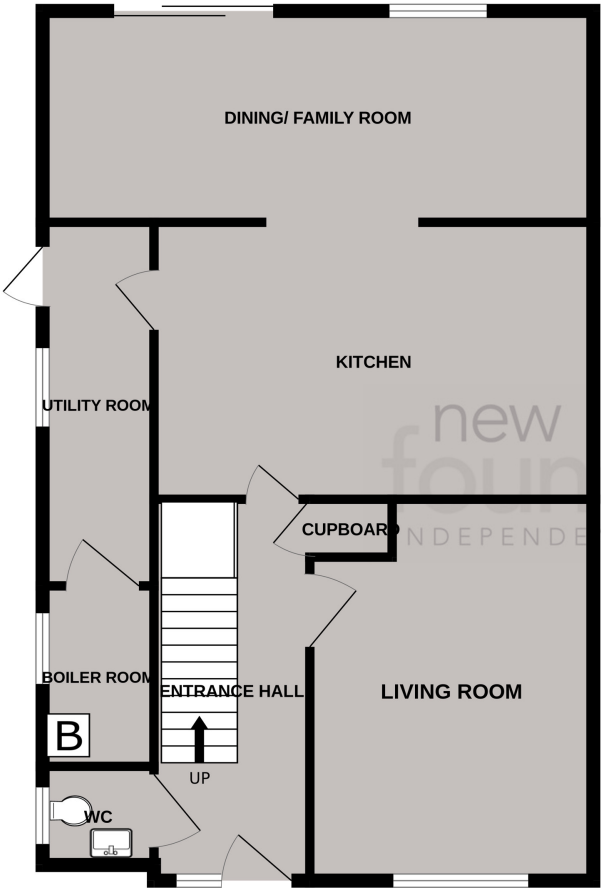
Rear garden facing in the south Westerly direction, grass free and laid for ease of maintenance with areas of patio, with outside power point and lighting. The gardens stretch round the side where there is a timber shed. Gated access to the front and gated access to the side leading onto the off-road parking in front of the garage which is immediately next to the house.

Garage

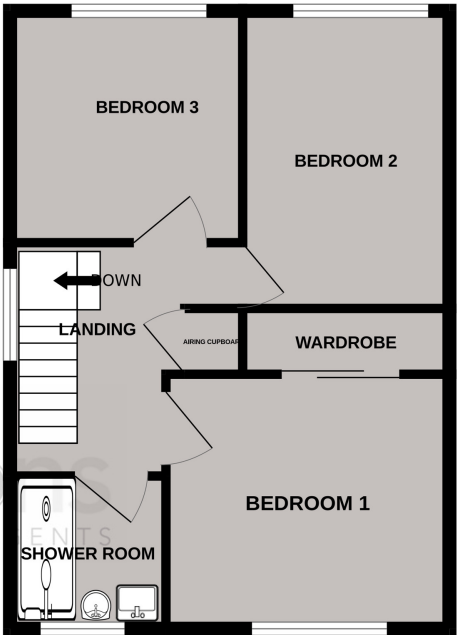
17' 9" x 8' 4" (5.41m x 2.54m) Accessed via metal up and over door with light. Off road parking for one car in front of the garage.

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		78	81
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

