

Produced By Picpreview.co.uk Ltd.



Collington Av
Approximate Gross Internal Floor Area
4274 sq. ft / 397.06 sq. m



BURGESS & CO. 36 Collington Avenue, Bexhill-On-Sea, TN39 3NE
01424 222255

£1,000,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market a rare opportunity to acquire this unique detached period family home with many original features throughout. Ideally located in the highly sought after Collington area of West Bexhill being within 1 mile of Bexhill Town Centre with mainline railway station, shopping facilities, restaurants, seafront and the iconic De La Warr Pavilion. Little Common Village is also within 1 mile of the property and has a further array of shops, doctors surgery, bus services and the sought after Little Common Primary School. The accommodation is arranged to provide to the ground floor a 24'5ft living room, 20'1ft dining room, a 21ft modern kitchen with light lantern, a study, a utility area, a laundry room, and two cloakrooms. There is potential to have a self contained annexe area if required and please refer to the floor plan. To the first floor there are five bedrooms one with an en-suite shower room, a shower room, a family bathroom and to the second floor there is a further bedroom with access to attic storage. The property benefits from double glazing, gas central heating system, ample off road parking, a garage to one side and a well stocked mature front garden. A particular feature is the large enclosed walled rear garden with a variety of mature plants, shrubs, trees, along with a patio area. Viewing is highly recommended to not only appreciate the location but also all that this superb property as to offer and it is presented to the market in an immaculate condition inside and out.

Storm Porch

Providing cover to the front door & has double gates with access to the garage.

Entrance Hall

With radiator, wooden flooring, oak panelled walls, oak staircase to first floor, storage cupboard, window to the side, window to the rear.

Cloakroom

Comprising low level w.c, wash hand basin, radiator, window to the side & rear.

Living Room

24'5 x 15'9

With three radiators, feature fireplace & hearth, picture rail, double glazed bow bay window with seating to the front.

Dining Room

20'1 x 12'7

A bright and spacious room with radiator, ornate wood panelling, wood flooring, beamed ceiling, double glazed bay window with seating to the front.

Study

14'7 x 13'9

With radiator, double glazed window, feature place.

Kitchen

21'0 x 12'7

Comprising matching range of modern wall, base & drawer units, worksurfaces, inset sink unit, central island, eye level double oven and combi oven, space for table & chairs, two radiators, feature light lantern, double glazed windows, double glazed bi-fold doors to the rear garden.

Utility Room

14'0 x 13'5

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, space for appliances, fitted shelves, radiator, two windows to the side, door to the garden.

Separate W.C

Comprising low level w.c, wash hand basin, window.

Laundry Room

17'8 x 11'9

Comprising matching range of wall, base & drawer units, worksurface, inset stainless steel sink unit, space for appliances, dual aspect with window to the front & side.

First Floor Split Level Landing

Bedroom

18'0 x 15'9

With radiators, range of built-in wardrobes, double glazed bow window to the front. Door to

En-suite bathroom Room

8'8" x 8'7"

Comprising shower cubicle, panelled bath, low level w.c, wash hand basin, double glazed frosted window to the front.

Bedroom

16'0 x 15'7

With radiator, storage cupboard, double glazed bay window to the front.

Bedroom

12'8 x 12'1

With radiator, double glazed window to the side.

Shower Room

6'8 x 5'2

Comprising shower cubicle, low level w.c, wash hand basin, double glazed frosted window to the rear.

Bedroom

13'9 x 12'0

With radiator, double glazed window to the front.

Bedroom

16'1 x 11'9

With radiator, dual aspect with double glazed windows to the front & side.

Storage Room

11'6 x 3'9

With two windows.

Bathroom

8'7 x 7'8

Comprising bath with shower over, low level w.c, wash hand basin, two double glazed frosted windows.

Second Floor

Bedroom

17'3 x 14'5

With access to eaves storage.

Garage

31'8 x 13'2

a good size space with pitched roof, power and lighting.

Outside

To the front is a driveway providing ample off road parking, a garden with mature plants, shrubs and trees that give the feeling of seclusion. To one side is access to a good size garage. To the rear is a large delightful enclosed walled landscaped garden that has been well designed and is mainly laid to lawn with a variety of mature plants, shrubs, and trees with a vegetable patch, there is good size patio area, seating areas, green house, potting shed, boiler shed, tool shed, and access to an outside cloakroom.

NB

Council tax band: F

