



BURGESS & CO.
01424 222255

36 Collington Avenue, Bexhill-On-Sea, TN39 3NE

£1,000,000 Freehold



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.	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.	Bathroom 8'7 x 7'8 Comprising bath with shower over, low level w.c, wash hand basin, two double glazed frosted windows.
Entrance Hall With radiator, wooden flooring, oak panelled walls, oak staircase to first floor, storage cupboard, window to the side, window to the rear.	First Floor Split Level Landing	Second Floor
Cloakroom Comprising low level w.c, wash hand basin, radiator, window to the side & rear.	Bedroom 18'0 x 15'9 With radiators, range of built-in wardrobes, double glazed bow window to the front. Door to	Bedroom 17'3 x 14'5 With access to eaves storage.
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.	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.	Garage 31'8 x 13'2 a good size space with pitched roof, power and lighting.
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.	Bedroom 16'0 x 15'7 With radiator, storage cupboard, double glazed bay window to the front.	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.
Study 14'7 x 13'9 With radiator, double glazed window, feature place.	Bedroom 12'8 x 12'1 With radiator, double glazed window to the side.	NB Council tax band: F
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.	Shower Room 6'8 x 5'2 Comprising shower cubicle, low level w.c, wash hand basin, double glazed frosted window to the rear.	
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.	Bedroom 13'9 x 12'0 With radiator, double glazed window to the front.	
Separate W.C Comprising low level w.c, wash hand basin, window.	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.	

