

**RUSH  
WITT &  
WILSON**



**36 Colebrooke Road, Bexhill-On-Sea, East Sussex TN39 3PY  
£475,000**

**A beautiful three bedroom semi-detached Edwardian house situated in the highly sought after Collington area of Bexhill. The property comprises entrance porch, gas central heating system, double glazed windows and doors, living room, dining room adjoining kitchen/breakfast room, conservatory/ orangery, private front and rear gardens, large insulated timber framed cabin with power and light. Viewing is highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Porch**

With door and obscure glass windows to both front and side elevations, exposed floorboards, double radiator, understairs storage cupboard.

### **Living Room**

15'11" x 14'0" (4.86m x 4.29m )

Bay window to the front elevation, double radiator, original Edwardian tiled fireplace with ornate surround, t.v. unit cupboard and exposed floorboards.

### **Dining Room**

12'11" x 11'10" (3.94m x 3.63m )

Built in storage cupboards, exposed floorboards, double radiator, shelving.

### **Orangery/ Conservatory**

9'7" x 6'10" (2.93m x 2.09m )

UPVC construction, overlooks the rear garden, wood flooring, double radiator, door to side.

### **Kitchen**

12'5" x 9'2" (3.81 x 2.80)

Window overlooks the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated double oven with grill, gas hob with extractor canopy and light, tiled splashbacks, breakfast bar, space for fridge/freezer.

### **Side Porch**

Door leads to the side of the property, windows to the the front and rear elevations, space for tumble dryer.

### **First Floor Landing**

Window to the side elevation, access to roof space, exposed floorboards.

### **Bedroom One**

14'2" x 11'10" (4.33 x 3.61)

Bay window to the front elevation, double radiator, original Edwardian tiled fireplace with ornate surround, built in wardrobe cupboard.

### **Bedroom Two**

11'9" x 12'0" (3.60 x 3.68)

Window to the elevation rear , exposed floorboards, built in

wardrobe cupboard, original Edwardian fireplace with tiled surround and ornate mantle.

### **Bedroom Three**

11'0" x 8'11" (3.36 x 2.73)

Window to the front elevation, double radiator, cabin bed with drawers.

### **Bathroom**

Contemporary bathroom suite comprising double ended bathroom with chrome taps, walk-in shower with glass screen; controls and shower head, wash hand basin with taps, window to rear elevation., radiator.

### **Separate Cloakroom**

W.c with low level flush, window to side elevation, single radiator.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with established shrub and flowerbeds all well stocked and mature, enclosed with fencing to either side, pathway leads to side entrance and front door.

#### **Rear Garden**

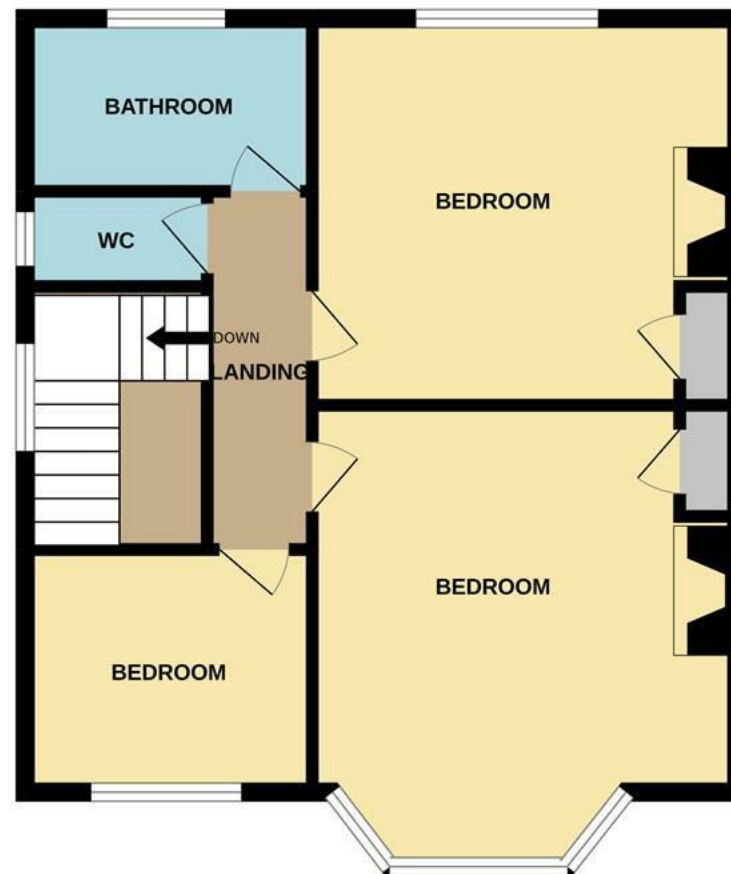
Mainly laid to lawn, all enclosed with fencing to all sides, timber framed shed, mature shrubbery, plants and trees of various kinds, large timber framed cabin with power and light.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

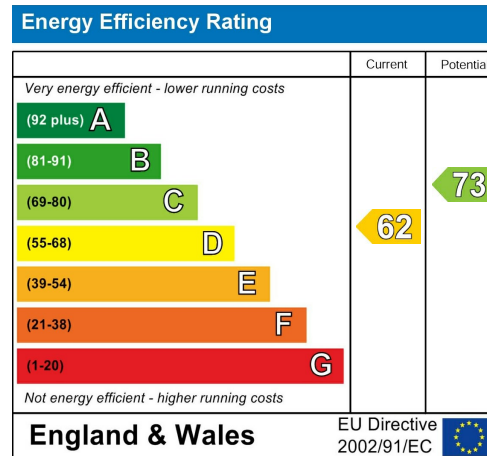
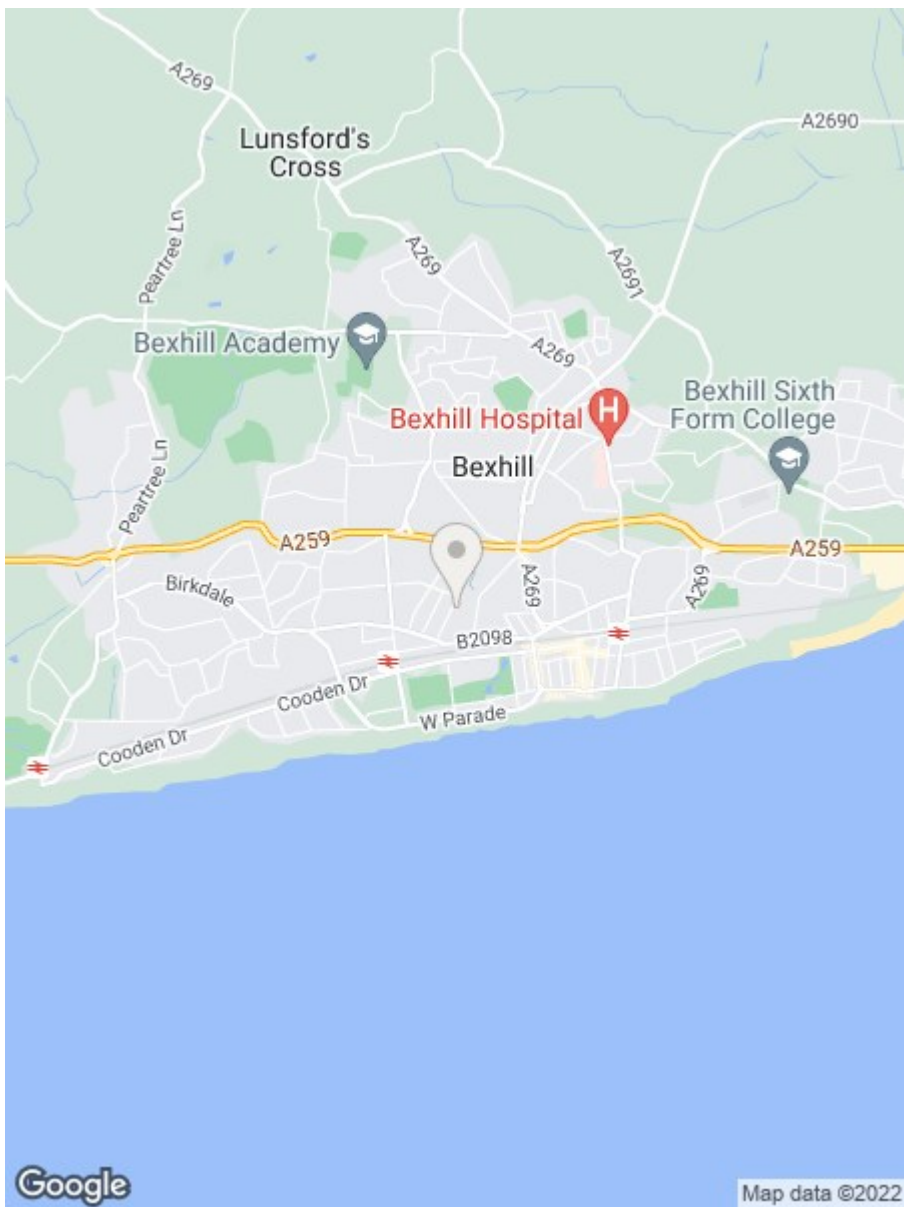


GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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