

**RUSH  
WITT &  
WILSON**



**88 Collington Lane West, Bexhill On Sea, East Sussex TN39 3TE  
£695,000**

**One of the finest Circa 1920's detached family houses with four/five double bedrooms to be found in Bexhill! 'Green Banks' comes with fabulous accommodation comprising three/ four reception rooms, upvc conservatory which overlooks the beautiful well kept extensive private rear garden, situated in the beautiful leafy Collington Lane West Bexhill, three bathrooms, four first floor double bedrooms with two bathrooms, ground floor bedroom and bathroom, gas central heating system, double glazed windows and doors, original marble fireplace with cast iron grate, exposed floorboards to the ground floor, en-suite to the master bedroom, kitchen/breakfast room, downstairs cloakroom, gorgeous private front & rear gardens, single garage, excellent off road parking. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Hall**

Entrance door, single radiator, exposed floorboards,

### **Dining Hall**

16'5 x 13'4 (5.00m x 4.06m )

Bay window to the side elevation, double radiator, exposed floorboards.

### **Downstairs Shower Room**

Suite comprising walk-in shower with electric shower unit, controls and shower head, w.c. with low level flush, wall mounted wash hand basin, tiled splash-back, heated towel rail.

### **Living Room**

18' x 14'7 (5.49m x 4.45m )

Windows to both side elevations, bay window to front, exposed floorboards, two double radiators, stunning original fireplace with cast iron grate and surround,

### **Reading Room/Bedroom Five**

14'4 x 9'6 (4.37m x 2.90m )

Windows to both side and rear elevations, double radiator.

### **Kitchen/Breakfast Room**

18'4 x 8'9 (5.59m x 2.67m )

Windows to the front elevation, patio doors to rear. Bespoke fitted kitchen comprising a range of cream fronted base and wall units with solid woodblock worktops, one and a half bowl sink unit with mixer tap, plumbing for washing machine, Neff integrated oven and grill, gas hob with extractor canopy and light with tiled splash-backs, walk-in pantry with shelving.

### **Conservatory**

21'7 x 8'9 (6.58m x 2.67m )

Double radiator, laminate wood effect flooring, overlooks the rear elevation and is of UPVC construction with French doors lead out onto the paved patio area.

### **Utility Room**

8'7 x 5'5 (2.62m x 1.65m )

Obscure glass window to the rear elevation, base units with plumbing for washing machine and space for tumble dryer with laminated worktop, composite sink unit with single drainer.

### **First Floor Landing**

Via a turned staircase with window to the side elevation, single radiator, access to roof space.

### **Bedroom One**

14'4 x 14'3 (4.37m x 4.34m )

Dual aspect with windows to both the front and side elevations, double radiator, fitted mirror fronted wardrobe cupboards and an additional built-in cupboard.

### **En-Suite Shower Room**

Suite comprising walk-in shower with electric shower controls and shower head, w.c. with low level flush, pedestal wash hand basin, heated towel rail, half height wall tiling, window to the side elevation.

### **Bedroom Two**

13'3 x 11'1 (4.04m x 3.38m )

Window to side elevation, radiator, fitted wardrobe cupboards, exposed floorboards.

### **Bedroom Three**

15'2 x 9' (4.62m x 2.74m )

Window to side elevation, double radiator.

### **Bedroom Four**

12'3 x 11'10 (3.73m x 3.61m)

Window to side elevation, double radiator.

### **Bathroom**

Suite comprising panelled double ended bath with wall mounted electric shower unit with controls and shower head and shower screen. ornate wash hand basin, w.c. with low level flush, heated towel rail, obscure glass windows to the side elevation, part tiled walls, built-in airing cupboard with pre-lagged hot water cylinder and slatted shelving.

### **Outside**

#### **Gardens**

The gardens are a beautiful feature to this property and are private and secluded.

#### **Front Garden**

The front garden is mainly laid to lawn with a whole host of well established mature shrubs, trees and plants of various kinds, there is a raised flower border which is at the immediate front of the property which is well stocked with

herbaceous flowering plants. Access is available to the side of the property via a timber framed gate, extensive off road parking is also available on the brick paved areas and main driveway which sweeps up around the property to the front entrance and to the garage which is situated at the rear. Outside courtesy light and brick built log store.

#### **Rear Garden**

Extensive in size and beautifully arranged and kept, mainly laid to lawn with a stunning paved patio terrace area, timber framed shed. The borders are stocked with a whole host of mature shrub and plants and trees of various kinds and all enclosed by panelled fencing offering privacy and seclusion

#### **Detached Single Garage**

With up and over door, power and light and obscure glass window to side.

#### **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.





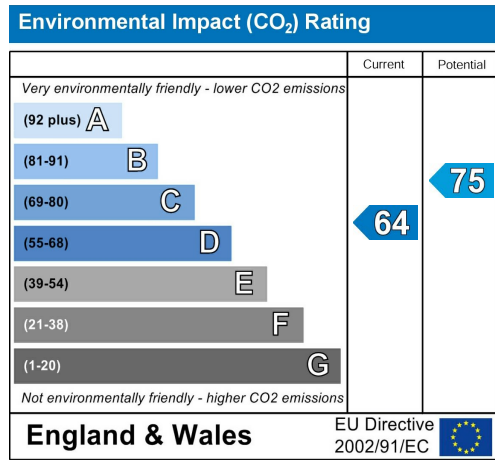
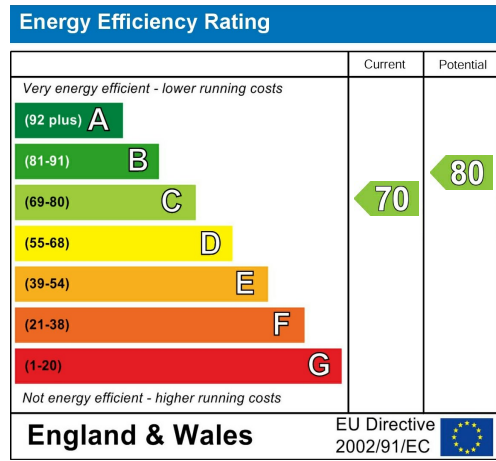
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1007 SQ.FT.  
 (93.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 789 SQ.FT.  
 (73.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1796 SQ.FT. (166.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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