

**RUSH  
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WILSON**



**Clare Cottage, 21 Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RG  
£637,000**

**A beautiful detached three bedroom house, located in the sought after leafy location of Collington, Bexhill. Offering bright and spacious accommodation throughout the property comprises triple aspect living room, dining room, fitted kitchen/breakfast room, separate utility room and downstairs cloakroom. To the first floor there are three double bedrooms and a modern fitted family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage and stunning well established private front and rear gardens. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.**



**Entrance Hallway**

With entrance door, radiator, stairs leading to the first floor, parquet flooring.

**Living Room**

17'6" x 12'5" (5.34 x 3.80)

Triple aspect with windows to the front, side and rear elevations, double radiator, feature fireplace with stone surround, glass panelled door giving access onto the rear garden.

**Dining Room**

12'1" x 12'1" (3.69 x 3.69)

Double glazed windows to the front elevation, radiator, parquet flooring, serving hatch through to kitchen.

**Kitchen/Breakfast Room**

12'10" x 9'10" (3.93 x 3.00)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated dishwasher, space for under counter fridge and freezer, space for range style cooker, vertical radiator, serving hatch through to the dining room, double glazed windows overlooking the rear elevation, tiled flooring, recessed ceiling spotlights.

**Utility Room**

7'4" x 5'1" (2.26 x 1.55)

Comprising matching wall and base level units with laminate straight edge worktop surfaces, space and plumbing for washing machine, internal door leading to the garage, obscured glass panelled door to the side elevation, double glazed windows to the rear elevation, tiled flooring.

**Downstairs Cloakroom**

Suite comprising wc with low level flush, floating wash hand basin with mixer tap and vanity unit, obscured glass panelled window to the rear elevation, under stairs storage cupboard.

**First Floor Landing**

Double glazed windows to the rear and side elevations.

**Bedroom One**

14'7" x 12'1" (4.45 x 3.69)

Dual aspect with double glazed windows to the front and side elevation, built in wardrobe cupboards with hanging space, radiator.

**Bedroom Two**

13'10" x 11'6" (4.24 x 3.52)

With double glazed windows to the front elevations, built in wardrobe cupboards with hanging space, radiator.

**Bedroom Three**

11'2" x 9'10" (3.41 x 3.00)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

**Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls, walk in shower cubicle with wall mounted shower controls, chrome shower attachment, chrome showerhead and additional rainfall effect showerhead, obscured double glazed windows to the side elevation, chrome heated towel rail.

**Outside**

**Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles, well established front gardens boarded with shrubbery offering privacy and seclusion.

**Rear Garden**

Mainly laid to lawn, seating areas suitable for alfresco dining, well established with shrubs, trees and flowerbeds, two timber framed sheds, large timber framed summerhouse suitable for home office needs, enclosed to all sides, side access is available.

**Garage**

With double opening doors, electrical consumer unit and gas meters, wall mounted gas central heating boiler, base level units with sink and drainer and mixer tap, space and plumbing for washing machine and tumble dryer, windows to the side elevation.

**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  
790 sq.ft. (72.5 sq.m.) approx.

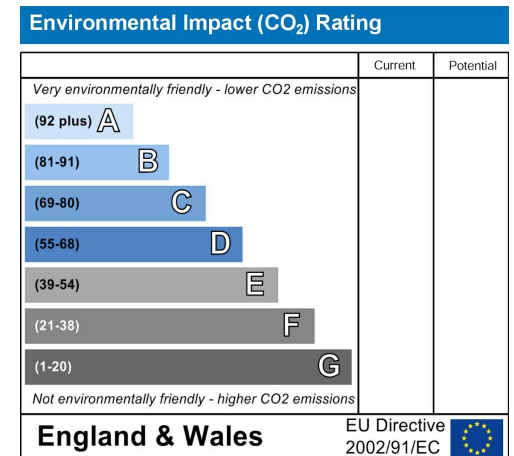
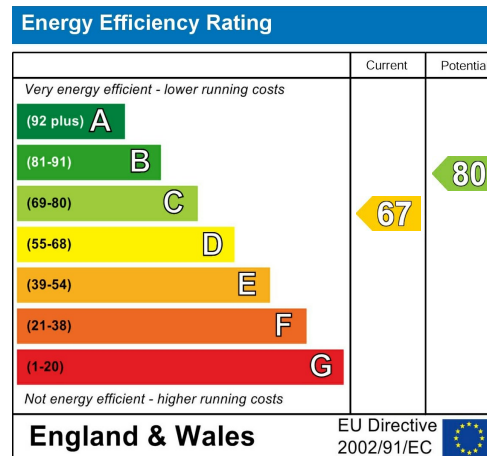
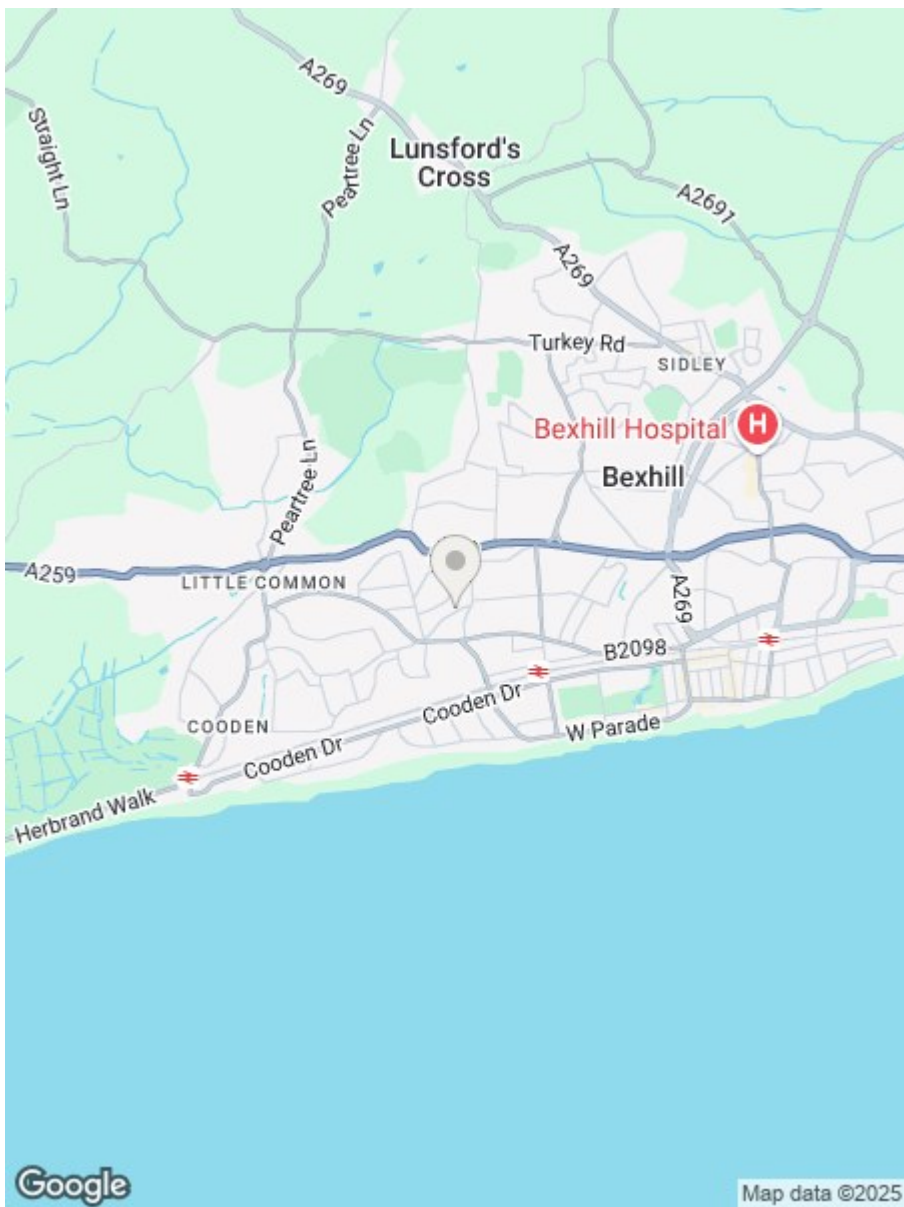
1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



SUMMER HOUSE  
178 sq.ft. (16.6 sq.m.) approx.

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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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