

**RUSH
WITT &
WILSON**



**11 Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RJ
£550,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented and deceptively spacious two bedroom detached bungalow, ideally located in the highly sought after lane position in Collington.

Offering bright and spacious accommodation throughout, the property comprises large entrance hall, L-shaped lounge/diner, kitchen/breakfast room, two double bedrooms and fitted bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows, ample storage space and a large loft space with double glazed window providing further potential providing usual consents are obtained. Externally the property boasts a stunning private and secluded rear garden, small front garden and large driveway providing off road parking for multiple vehicles leading to the single garage with utility space. Beautifully situated in this highly sought after location of West Bexhill, viewing comes highly recommended by RWW Bexhill to appreciate this stunning property offered with NO ONWARD CHAIN.



Entrance Porch

11'7" x 4'7" (3.55 x 1.41)

Double glazed glass panelled door leading to large entrance porch with double glazed windows to the front elevation, leaded light double glazed UPVC door leading through to the entrance hall, tiled floor, wall mounted uplighter.

Large Entrance Hall

Leaded light double glazed windows to the front elevation going through to porch, two radiators, large storage cupboard with hanging space and shelving, airing cupboard housing the hot water cylinder with slatted shelving, access to loft space with pull down ladder (an exceptionally large loft that is part boarded with ample head height, leaded light double glazed windows to the front elevation, light and power).

L- Shaped Lounge/Diner

19'6" x 13'1" extending to 24'10" (5.95 x 3.99 extending to 7.58)

With three radiators, double aspect, double glazed windows to the side and rear elevations overlooking the stunning rear garden, double glazed door giving access to rear garden patio, feature fireplace with fitted electric fire, wall mounted up-lighters, obscured glass panelled internal window through to hallway.

Kitchen/Breakfast Room

11'5" x 11'5" (3.48 x 3.48)

Double glazed window to the side elevation, double glazed door giving access to the side of the property, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric eye level double oven and grill, worktop mounted gas hobs with fitted extractor hood above, space for under counter fridge/freezer, stainless steel single sink with drainer, larder with double glazed window to the side elevation and fitted shelving, part tiled walls, recessed ceiling spotlights.

Bedroom One

15'11" x 12'0" (4.87 x 3.67)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

Bedroom Two

14'0" x 11'11" (4.29 x 3.65)

Double glazed window to the front elevation, radiator, large

range of fitted wardrobes comprising hanging space, shelving and storage cupboards above.

Bath/Shower Room

Obscured double glazed window to the side elevation, radiator, bathroom suite comprising low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, panelled enclosed bath with mixer tap, walk in shower cubicle with wall mounted shower controls and shower attachment, fully tiled walls, extractor fan, bathroom light with shaver point.

Externals**Rear Garden**

Beautifully maintained rear garden with two sun patios, the rest of the garden is mainly laid to lawn with some extensive and mature plant, shrub and hedge borders, large timber garden shed, external power point, outside lighting, outside tap, wide gated side access down one side of the property leading to the front with side access door into the garage and gated side access down the other side of the property leading to the front.

Garage

20'7" x 8'0" (6.29 x 2.45)

Electric up and over door, double glazed window to the side elevation with double glazed door giving access to the side of the property, radiator, utility area comprising wall and base level units with roll edge laminate worktop surface, stainless steel single sink with drainer, plumbing space for washing machine, light, power, wall mounted gas central heating boiler, access to loft space, electric consumer unit, electric meter and gas meter.

Front Garden

Patio laid driveway providing off road parking for multiple vehicles, beautifully maintained small front garden with some mature plants and shrubs,

Agent 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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