

**RUSH
WITT &
WILSON**



**28 Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RQ
£749,500**

A beautiful five/six bedroom detached family house, situated in the leafy sought after location of Collington, Bexhill. Offering versatile and spacious accommodation throughout, the property comprises three reception rooms, five bedrooms, en-suite to master bedroom, modern fitted family bathroom, ground floor shower room/utility room, modern fitted kitchen/dining room, beautifully presented throughout by the current vendors. Other internal benefits include gas central heating to radiators and double glazed windows and doors. To the front of the property there is parking for multiple vehicles and a detached timber built double carport with storage space. To the rear of the property there is a stunning, well landscaped rear garden, boasting various raised decking areas and lawn to maximise sunlight, and a garden home office. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Hallway

With entrance door, engineered wood flooring, stairs lead to first floor, double radiator, under stairs storage cupboard, additional storage cupboard with fitted shelving.

Dining/Reception Room

15'2" x 13'8" (4.63 x 4.18)

Dual aspect with double glazed windows to the side elevation and double glazed bay window to the front elevation, double radiator, fireplace with gas real flame effect fire.

Living Room

17'5" x 15'7" (5.31 x 4.77)

Dual aspect with glass panelled French doors giving access onto the side and rear gardens, double radiator, feature brick fireplace with wood mantle, multi-burning stove, engineered wood flooring.

Downstairs Cloakroom

Comprising low level wc, vanity unit with wash hand basin and mixer tap, radiator, tiled walls, space available for coats and shoes.

Kitchen

12'1" x 9'5" (3.70 x 2.88)

Double glazed windows to the front elevation, open arch leading to the dining room, double glazed bi-folding doors giving access onto the raised decking area, modern fitted kitchen comprising a range of matching wall and base level units with granite straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, SMEG cooker with five ring gas hob, extractor canopy above, space for free standing American style fridge and freezer, space and plumbing for dishwasher, gas central heating and domestic hot water boiler, wood cladding splashback.

Breakfast Room

11'1" x 12'10" (3.39 x 3.92)

Dual aspect with windows to the side and glass panelled bi-folding doors to the rear garden, half wall height wall panelling, electric wall heater.

Inner Hallway

Bedroom Six/Reception Room

14'6" x 12'9" (4.44 x 3.91)

Double glazed windows to the front elevation, radiator.

Downstairs Shower Room/Utility Room

Obscured double glazed windows to the side elevation, matching wall and base level units with wood straight edge worktop surfaces, sink with hose tap, space and plumbing for washing machine and tumble dryer, under floor heating, tiled flooring, wc with low level flush, wall mounted shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, recessed ceiling spotlights.

Bedroom Five

9'6" x 8'1" (2.90 x 2.48)

Double glazed windows to the front elevation, radiator.

First Floor Landing

Access to loft space via loft hatch, storage cupboard with shelving.

Bedroom One

16'2" x 10'11" (4.94 x 3.34)

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

En-Suite

Suite comprising wc with level flush, pedestal mounted wash and basin with mixer tap, panelled bath with chrome controls and chrome wall mounted shower attachment and showerhead, tiled walls, radiator, double glazed obscured glass window to the front elevation.

Bedroom Two

15'1" x 12'1" (4.62 x 3.69)

Dual aspect with double glazed windows to the front and side elevations, radiator.

Bedroom Three

13'6" x 11'6" (4.13 x 3.52)

Two double glazed windows overlooking the rear elevation, double radiator.

Bedroom Four

8'8" x 8'5" (2.66 x 2.58)

Double glazed windows to the side elevation, roll top radiator.

Family Shower Room

Modern suite comprising wc with low level flush, bidet, walk in shower with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, vanity

unit with wash hand basin and mixer tap, tiled walls, tiled floor, obscured double glazed windows to the rear elevation, chrome heated towel rail, recessed ceiling spotlights, airing cupboard housing the hot water tank and slatted shelving.

Outside

Front Garden

Front garden mainly laid with pebbles providing parking for multiple vehicles, gated drive, fenced and enclosed to all sides, raised flower beds with flowers, shrubs and trees of various kinds, side access is available.

Car Port

With secured parking for multiple vehicles, large storage space.

Rear Garden

With raised patios and decking areas suitable for alfresco dining, beautifully landscaped, the rest of the garden is mainly laid to lawn, fenced and enclosed to all sides, various plants, shrubs and trees, timber built summerhouse, timber framed shed.

Home Office

12'4" x 9'2" (3.77 x 2.80)

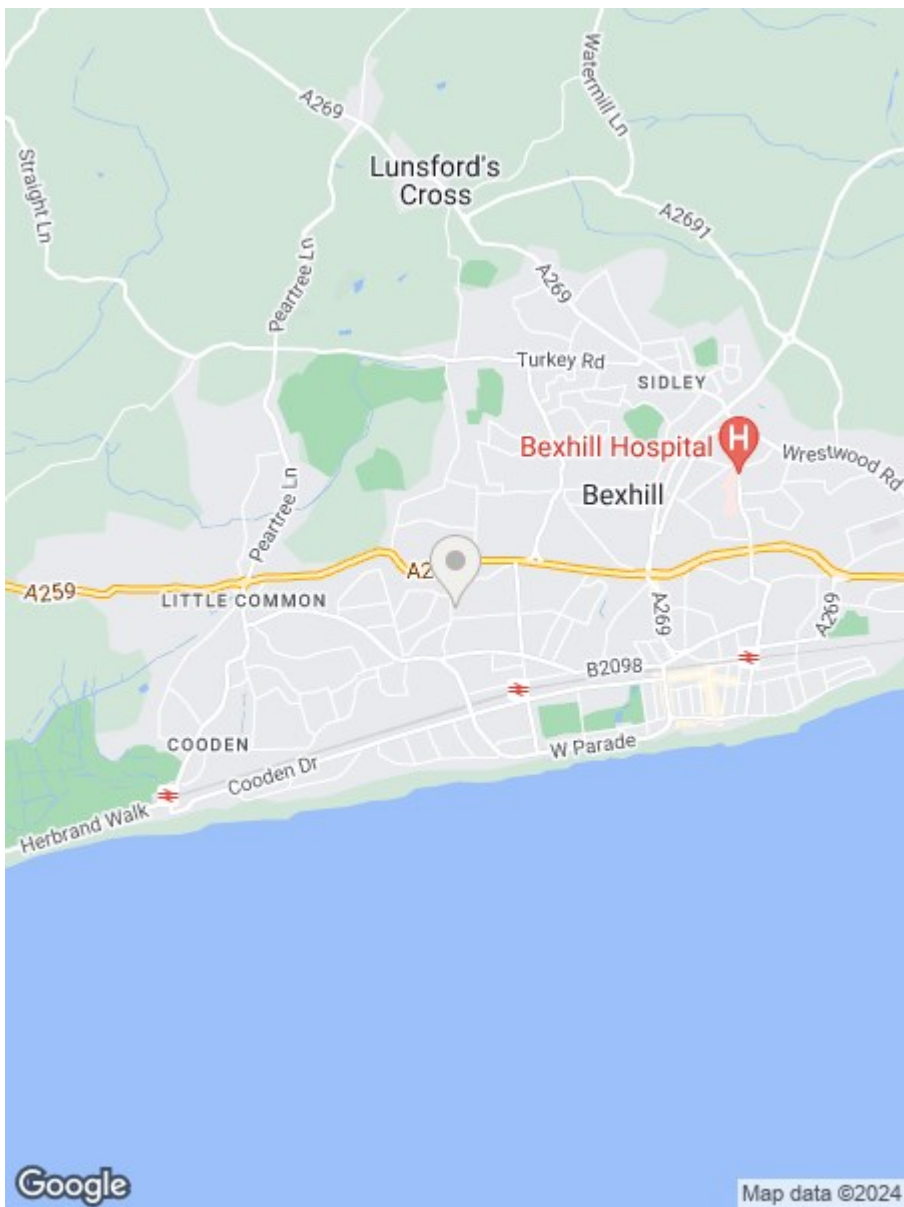
Timber framed home office (with electric heating, power and light and broadband)

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.







| 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 | |

**RUSH
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WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**