

**RUSH  
WITT &  
WILSON**



**89 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3RA  
Offers In Excess Of £700,000**

**NEARING COMPLETION! READY TO VIEW! A stunning immaculately presented four/five bedroom detached house modernised and refurbished to an exceptional level by the current owners, beautiful kitchen/breakfast room complete with granite worktops, bi-fold doors, central heating system, double glazed windows and doors, three bathrooms, stunning oak joinery throughout, in-out driveway, double garage with utility area, downstairs study, private front and large extensive south facing rear garden backing out onto allotments with woodland vista, viewing comes highly recommended by RWW sole agents.**



### **Entrance Porch**

With oak door, windows to both front and side elevations, engineered oak flooring.

### **Reception Hallway**

With gallery landing, window to front elevation with hardwood oak entrance door, under stairs storage cupboard, double door cloaks cupboard.

### **Study**

6'4 x 6'4 (1.93m x 1.93m)

Obscure glass window to the front elevation.

### **Living Room**

16'5 x 13'6 (5.00m x 4.11m)

Bi-folding doors lead to rear garden with views over neighbouring allotments and woodland vista, two double radiators, entertainment recesses for tv and personal entertainment system.

### **Kitchen/Dining Room**

23'6 x 13'8 (7.16m x 4.17m)

Bi-fold doors lead out to rear garden, stunning modern fitted kitchen comprising granite worktops, integrated dishwasher, integrated wine cooler, AEG induction hob with extractor canopy and light, two AEG double oven and grills, built in fridge and freezer, engineered oak flooring, twin bowl sink unit with mixer tap, further window to the rear elevation, granite splashbacks, breakfast bar, space for table and chairs.

### **Rear Lobby**

With door to side, boiler cupboard, access to garage were the utility area can be found to the rear.

### **Dining Room/Bedroom Five**

12'4 x 12'7 (3.76m x 3.84m)

Window to front elevation, double radiator, engineered oak flooring, built in storage cupboard.

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

Suite comprising walk in shower with fixed shower head, wc with low level flush, wall mounted wash hand basin with vanity unit, tiled floor and partly tiled walls.

### **First Floor Landing**

Via oak and glass staircase, beautiful gallery landing, window to the front elevation, double radiator.

### **Bedroom One**

12'7 x 10'7 (3.84m x 3.23m)

Window to front elevation, double radiator, built in walk in wardrobe cupboard.

### **En-Suite**

Walk in shower with glass screen, chrome controls and chrome fixed shower head, wc with low level flush, wall mounted wash hand basin with vanity unit, tiled floor and tiled walls with under floor heating.

### **Bedroom Two**

13'9 x 9'10 (4.19m x 3.00m)

Window to rear elevation, double radiator.

### **Bedroom Three**

13'10 x 7'3 (4.22m x 2.21m)

Window to front elevation, double radiator, engineered wood flooring.

### **Bedroom Four**

10'7 x 10'7 (3.23m x 3.23m)

Window to rear elevation with beautiful views over the allotments towards woodland vista, double radiator.

### **Bathroom**

Stunning contemporary suite comprising freestanding double ended bath with shower attachment and mixer tap, wall mounted wash hand basin with vanity cabinet beneath, wc with concealed cistern, half height wall tiling, tiled floor, obscured glass window overlooks the rear elevation.

### **Outside**

#### **Front Garden**

Beautiful in-out driveway on tarmac drive with off road parking for several vehicles, closed with combination of fencing and retaining walls, lawned areas to either side and centre shrub, flowerbed.

#### **Rear Garden**

Extensive in size overlooking the southerly elevation, all enclosed with fencing, patio area, a wonderful opportunity for the new owners to landscape and put their own mark on an exceptional space, backing out onto allotments with beautiful tree lined vista to the rear.

### **Double Garage**

With up and over door, power and light, door through to rear lobby, utility area with plumbing for washing machine.

### **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 1336 SQ.FT.  
 (124.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 791 SQ.FT.  
 (73.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2127 SQ.FT. (197.6 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.



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

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

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