

**RUSH
WITT &
WILSON**



**87 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3RA
£650,000**

A beautiful four bedroom detached chalet style bungalow, situation in the highly sought after location of Collington, Bexhill. Offering bright and spacious accommodation throughout, the property comprises modern fitted open plan kitchen/dining room, separate living room, four bedroom, main with ensuite, study and two bathrooms. Other internal benefits include gas central heating to radiators and double glazing throughout. Externally, the property boasts driveway, providing off road parking for multiple vehicles, garage, well maintained front gardens and stunning south facing rear gardens. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Entrance Porch

With windows to the front elevation, internal door leading to garage, engineered wood flooring, recessed ceiling spotlights.

Entrance Hallway

With entrance door, radiator, 'herringbone' flooring.

Open Plan Kitchen/Dining Room

25'11" x 11'2" (7.92 x 3.41)

Modern fitted kitchen with a range of matching wall and base level units, granite worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated dishwasher, integrated washing machine, integrated full length fridge, built in electric oven & grill/microwave, five ring electric hob with extractor canopy above, splashbacks, engineered wood flooring, dual aspect with windows to front elevation and French doors giving access onto rear garden, two vertical radiators.

Living Room

13'9" x 17'11" (4.21 x 5.48)

Double glazed window overlooking rear garden, obscured glass French doors giving access onto rear garden, 'herringbone' flooring, two radiators, electric real flame effect fire with limestone surround.

Study

8'10" x 13'9" (2.71 x 4.21)

Double glazed windows to rear elevation, radiator, engineered wood flooring.

Inner Hallway

With stairs leading to first floor, radiator and storage cupboard with hanging space and additional storage above.

Downstairs Bathroom

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, shower attachment and rain affect shower head, pannelled bath with chrome mixer tap, chrome heated towel rail, two obscured glass windows to front elevation, tiled walls and tiled floor.

Bedroom Two

15'0" x 15'3" (4.59 x 4.65)

Dual aspect with windows to rear and side elevation, built in

wardrobe cupboards with hanging space and shelving, bespoke fitted bedroom furniture comprising wardrobe cupboards and dressing table, radiator.

Bedroom Four

10'10" x 6'11" (3.31 x 2.11)

Dual aspect with windows to front and side elevation, 'herringbone' flooring, built in wardrobe cupboards with hanging space and shelving, radiator.

First Floor Landing

Double glazed windows to front elevation, radiator.

Shower Room

Suite comprising w/c low level flush, peddlestal mounted wash hand basin with hot and cold tap, shower cubical with wall mounted shower controls and shower head, chrome heated towel rail, windows to front elevation.

Bedroom One

Windows to the rear elevation overlooking rear garden, radiator, built in wardrobe cupboards with hanging space and shelving.

Walk In Wardrobe: With hanging space, door leading to eaves storage

Ensuite

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubical with chrome wall mounted controls, shower attachment and shower head, velux window to side elevation, radiator.

Bedroom Three

9'10" x 9'10" (3.0 x 3.0)

Double glazed window to side elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

Outside

Garage

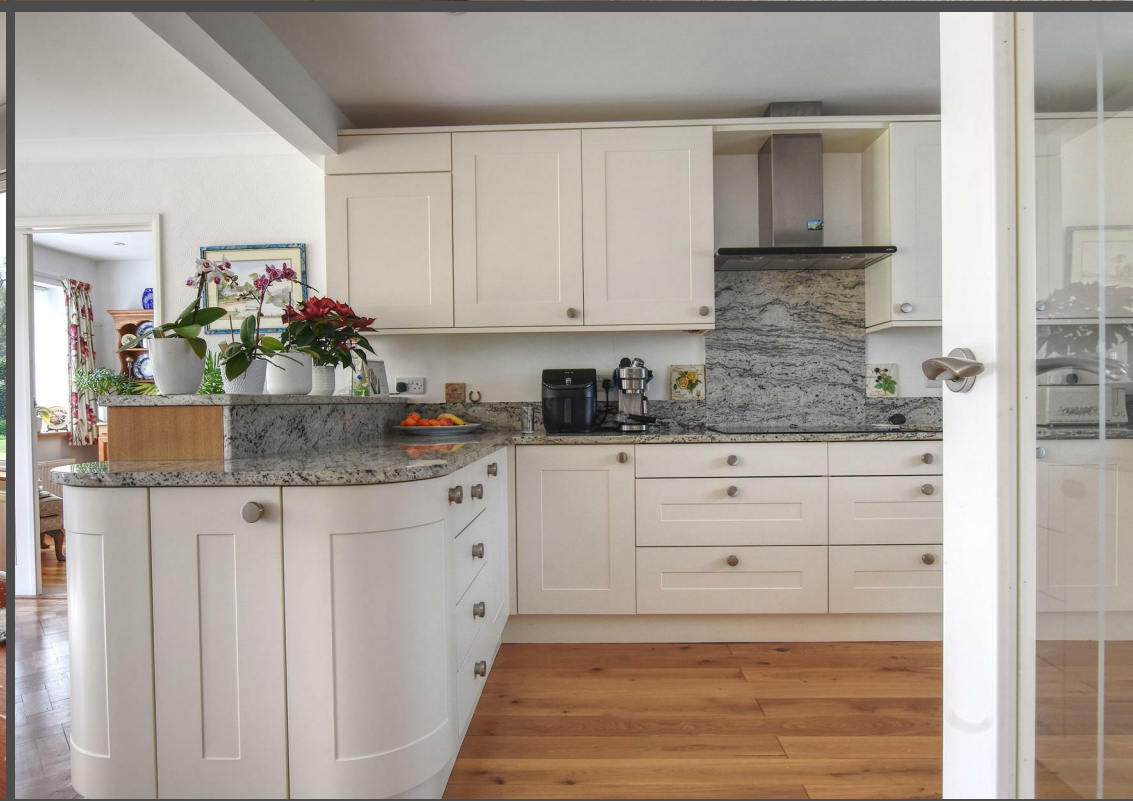
With electric up and over door, power & light. Housing the gas and eletric metres, and gas central heating boiler

Front of Property

Driveway providing off road parking for multiple vehicles, well maintained front gardens with a whole host of plants, shrubs and small trees of various kinds.

Rear Garden

South facing rear garden, backing onto allotments and overlooking beautiful woodland vista, well landscaped garden, with various patio areas, suitable for alfresco dining, fencing enclosed to all side, side access is available, various plants, flower beds and small trees, feature water fountain.



GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



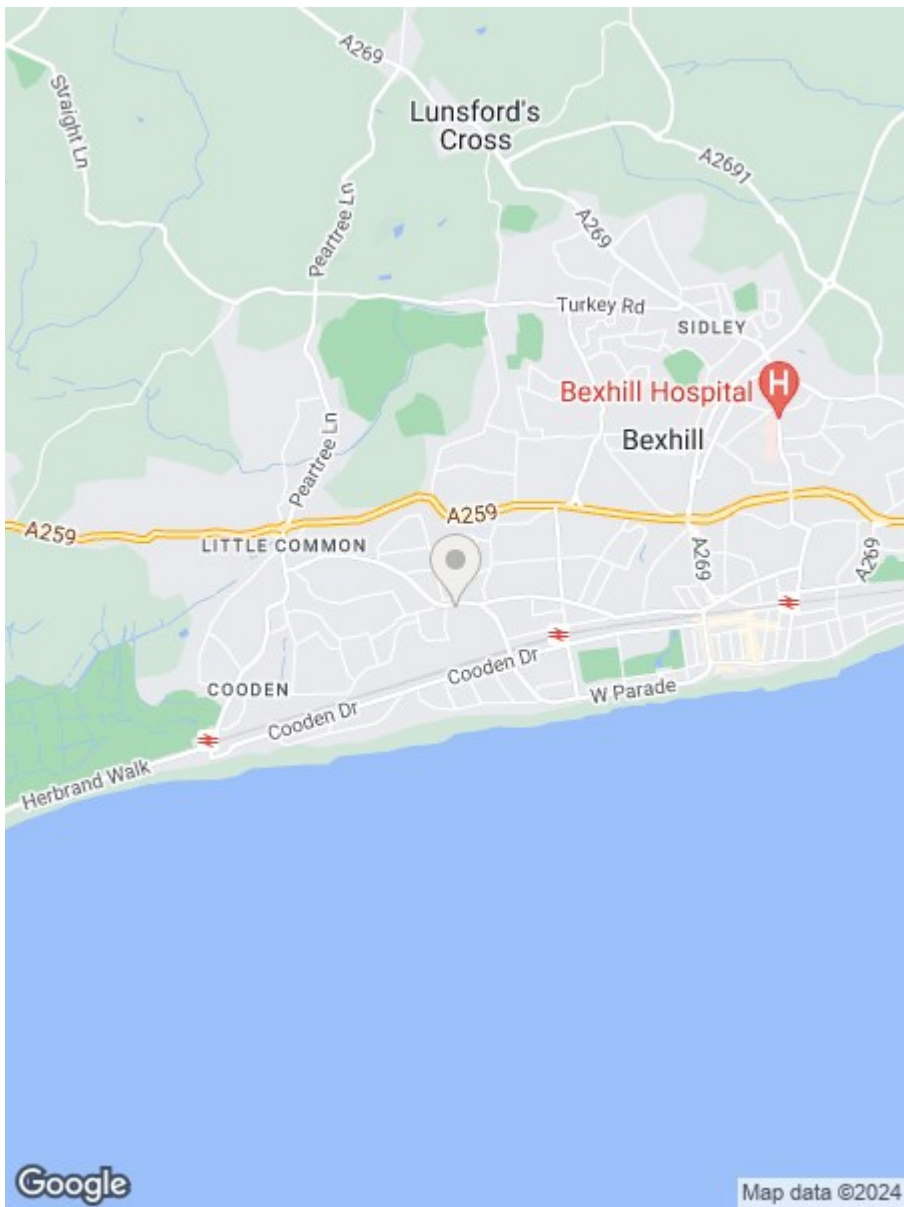
1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2263 sq.ft. (210.3 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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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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