

**RUSH
WITT &
WILSON**



**40 Collington Rise, Bexhill-On-Sea, East Sussex TN39 3RS
£525,000**

A beautiful three/four bedroom chalet style house, set in the beautiful leafy tree lined Collington area of Bexhill, with three reception rooms, living room, dining room and Upvc conservatory, modern kitchen, beautiful wood flooring to the ground floor, downstairs and first floor bathrooms, reception hall, utility room, double glazed windows and doors, gas central heating system, garage, private front and rear gardens, garage, off road parking, NO CHAIN. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Lobby

With entrance door and obscured glass window to the front elevation, wood flooring, large walk in cloaks cupboard, single radiator.

Reception Entrance Hall

Radiator, wood flooring.

Living Room

16'9" x 16'1" (5.13m x 4.91m)

Wood flooring, double radiator, brick fireplace and hearth and mantle, patio doors lead and overlook the rear garden.

Dining Room

9'10" x 10'2" (3.01m x 3.10m)

Wood flooring, single radiator.

Conservatory

10'6" x 7'8" (3.22m x 2.36m)

UPVC double glazed construction with door to side, overlooking the rear elevation with views over the garden, wall mounted electric radiator heater.

Kitchen

10'10" x 9'10" (3.31m x 3.02)

Window to the side elevation, single radiator, fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, single drainer double width composite sink unit with mixer tap, Stoves range style cooker with two ovens, two grills and gas hob, extractor canopy and light, integrated dishwasher, space for fridge/freezer, tiled floor, tiled splashbacks.

Utility Room

9'11" x 5'4" (3.03m x 1.63m)

Window and door overlook the rear elevation, tiled floor, base and wall units with laminate worktops, tiled splashbacks, wall mounted gas central heating and domestic hot water boiler, plumbing for washing machine, space for tumble dryer.

Bedroom Three

11'3" x 10'6" (3.45m x 3.22m)

Window to the front elevation, wood flooring, single radiator.

Bedroom Four/ Study

10'7" x 9'10" (3.25m x 3.00)

Window overlooks the front elevation, single radiator, laminate wood flooring.

Shower Room

Suite comprising walk in shower cubicle with walk in shower, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, obscured glass window to the side elevation, tiled walls, tiled floor.

First Floor Landing

Spacious and bright, double radiator, access to eaves storage and loft space, Velux window overlooks the rear elevation, linen cupboard with slatted shelving and pre-lagged hot water cylinder.

Bedroom One

13'10" x 14'5" (4.24m x 4.41m)

Window to the front elevation, single radiator.

En-Suite

Comprising jacuzzi bath, wall mounted wash hand basin with chrome controls, heated chrome towel rail, tiled floor and walls, wc with low level flush, bidet, Velux window to the rear elevation.

Bedroom Two

13'9" x 10'1" (4.20m x 3.09m)

Window to the front elevation, single radiator.

Dressing Room

Walk in dressing room with Velux window to the rear elevation, single radiator.

Outside

Front Garden

Beautifully arranged with mature shrubbery, plants and trees of various kinds, bricked paved driveway offering off road parking for several vehicles, side access is available down both sides of the property, lawned area to the front and side with hedging, fencing and walls.

Rear Garden

Mainly laid to lawn, beautiful patio area suitable for alfresco dining, well stocked shrub and flowerbeds, electrically operated awning with wind sensor, all enclosed with fencing to all sides offering privacy and seclusion, side access is available, timber framed storage shed and log store, outside water tap.

Garage

With electric up and over door, power and light.

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.





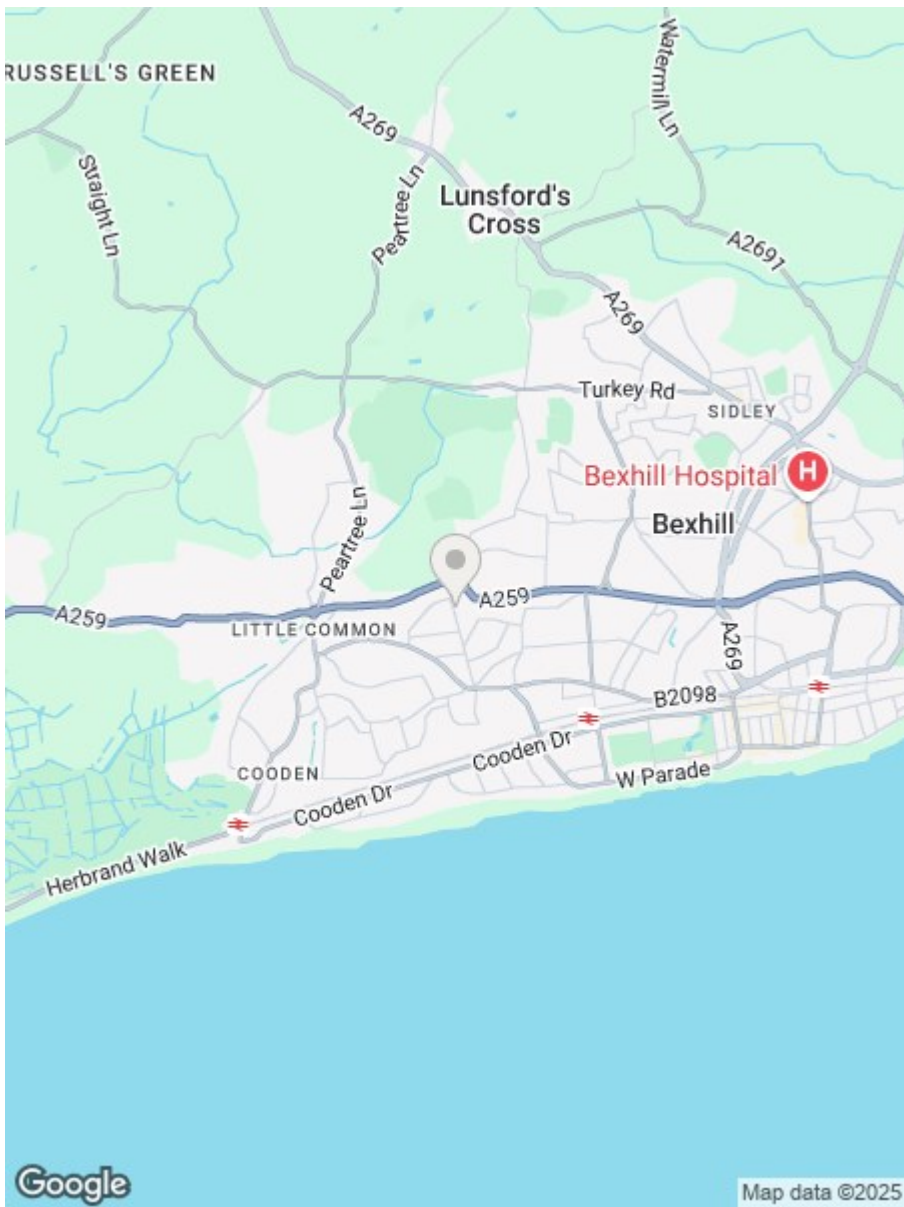
GROUND FLOOR
1165 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.

TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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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