

**RUSH  
WITT &  
WILSON**



**Karisa Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RG  
£825,000**

**A rare opportunity to acquire this impressive four bedroom detached house with double garage ideally tucked away from the road on this substantial plot in the sought after leafy location of Collington. In need of some modernisation but offering bright and spacious accommodation throughout, the property comprises lounge leading to dining room and study, kitchen/breakfast room, two double bedrooms, bathroom and separate wc all to the ground floor. Whilst to the first floor, there are a further two double bedrooms and a bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage throughout. Externally, the property boasts extensive wrap around gardens to all sides of the property, driveway providing off road parking for multiple vehicles leading to an integral double garage. Conveniently situated at the end of a private drive in this private and secluded setting of West Bexhill. Offered with NO ONWARD CHAIN. Council Tax Band F.**



### **Entrance Porch**

3.04 x 2.58 (0.91m.1.22m x 0.61m.17.68m)

Double glazed sliding patio doors giving access to large entrance porch, double glazed windows to the front elevation, obscured glazed door with obscured glazed internal side light windows leading to the entrance hall.

### **Large Entrance Hall**

Radiator, stairs leading to first floor, airing cupboard housing hot water cylinder with slatted shelving.

### **Lounge**

19'10" x 12'11" (6.07 x 3.95)

Double glazed window to the front elevation, two double glazed windows to the side elevation, two radiators, internal obscured glass panelled partition to hallway, door with access to office, door with access to dining room, inset fireplace with open fire.

### **Study**

10'11" x 5'11" (3.34 x 1.82)

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

### **Dining Room**

11'4" x 10'11" (3.46 x 3.34)

Double glazed windows to the side elevation overlooking the side garden, radiator, door with access to lounge, door with access to hallway.

### **Kitchen/Breakfast Room**

12'11" x 10'11" (3.94 x 3.33)

Double glazed window and obscured double glazed door to the side elevation, with door giving access to the side garden, 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, stainless steel bowl and half sink with drainer and mixer tap, worktop mounted electric hob with fitted extractor hood above, fitted breakfast table, integrated under counter fridge, door leading through to utility room, tiled floor, part tiled walls, serving hatch through to dining room.

### **Utility Room**

10'11" x 3'9" (3.34 x 1.15)

Double glazed windows to the rear elevation overlooking the rear garden, fitted base level units with roll edge laminate

worktop surfaces, fitting matching tall unit, stainless steel double sink with mixer tap, plumbing space for washing machine, wall mounted gas central heating boiler, tiled floor.

### **Ground Floor Bedroom One**

14'11" x 11'6" (4.55 x 3.52)

Double glazed window to the rear elevation, internal single glazed window looking through to porch with secondary glazing, radiator, large range of fitted wardrobes with sliding mirrored doors comprising hanging space, shelving and dressing table.

### **Ground Floor Bedroom Two**

12'8" x 9'11" (3.87 x 3.03)

Double glazed window to the rear elevation, radiator, fitted wardrobe with hanging space and shelving and storage cupboard above.

### **Ground Floor Bathroom**

8'4" x 7'7" (2.55 x 2.32)

Obscured double glazed window to the rear elevation, radiator, fitted bathroom suite comprising bath with mixer tap, bidet, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, fully tiled walls, wall mounted down lighters.

### **Ground Floor WC**

Low level wc, pedestal mounted wash hand basin with mixer tap, part tiled walls.

### **First Floor Landing**

Stairs leading to first floor, access to loft space, two separate doors both giving access to large eaves storage, providing ample storage space.

### **Bedroom Three**

15'1" x 11'11" (4.60 x 3.65)

Double glazed window to the rear elevation, radiator, two fitted wardrobes with hanging space.

### **Bedroom Four**

14'2" x 12'11" (4.32 x 3.95)

Double glazed window to the front elevation, radiator, cupboard door giving access to eaves storage.

### **First Floor Bathroom**

Obscured double glazed window to the side elevation, radiator, vanity unit with wash hand basin, mixer tap and

storage cupboard beneath, low level wc, bath with mixer tap and hand held shower attachment, walk in shower cubicle with wall mounted electric power shower and shower attachment, wall mounted down lighters, fully tiled walls.

### **Externals**

#### **Front Garden**

Long Private driveway leading to the property, blocked paved driveway providing off road parking for multiple vehicles leading to the double garage, wrap around garden to all four sides. The front garden is mainly laid to lawn with some mature plants. shrubs and hedges.

#### **Side Garden**

To one side there is a raised patio, lawned area, mature plants and shrubs and pathway that leads onto the rear garden.

#### **Rear Garden**

Mainly laid to lawn with mature plant, shrubs and trees, greenhouse, door with rear access into the garage.

#### **Side Garden Two**

Mainly laid to lawn.

#### **Double Garage**

20'9" x 18'0" (6.34 x 5.49)

With electric up and over door, light, power, fitted work bench, double glazed window to the rear elevation, rear door giving access to the rear garden, additional eaves storage space above, electric meter, electric fuse box, tap.

#### **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.





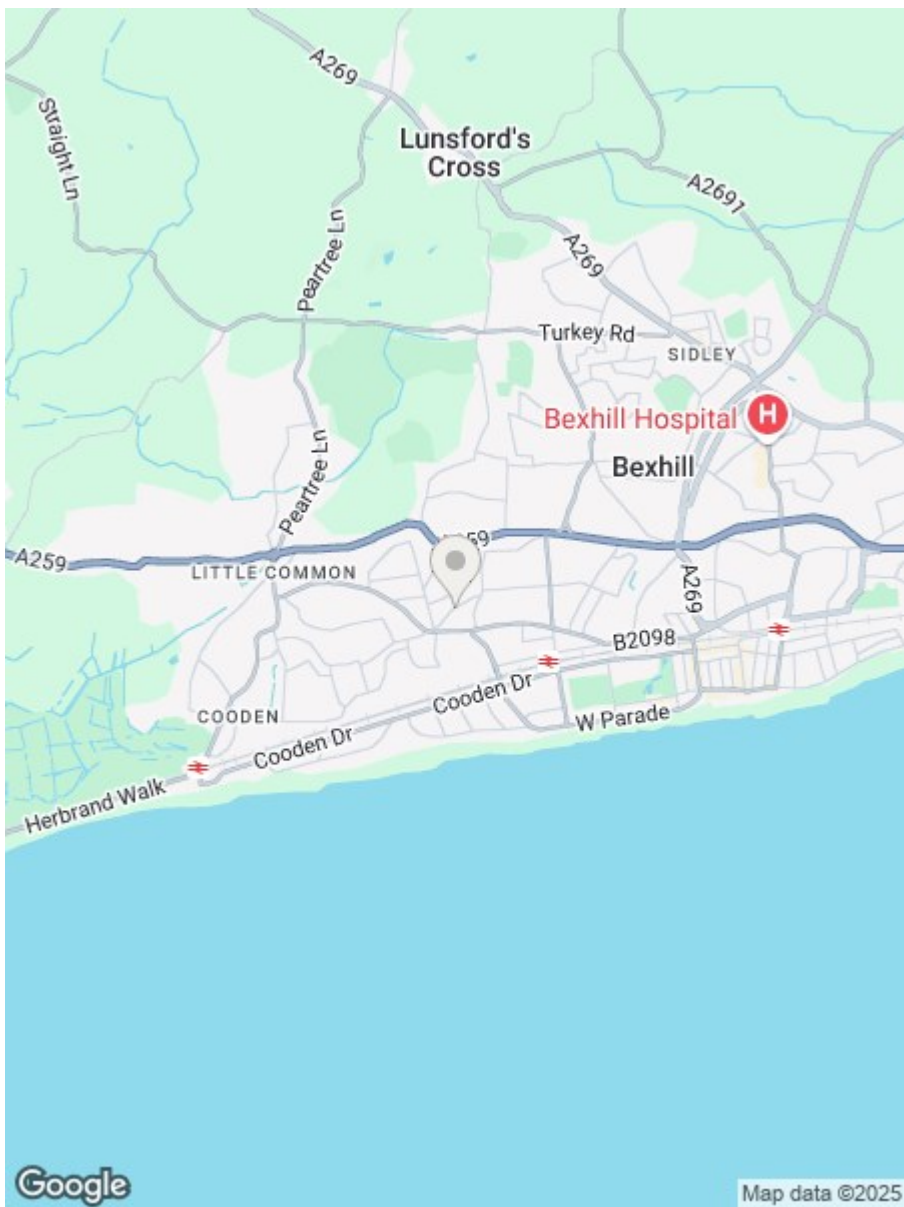
GROUND FLOOR  
APPROX. FLOOR  
AREA 1755 SQ.FT.  
(163.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1180 SQ.FT.  
(109.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2936 SQ.FT. (272.7 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.  
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