

**RUSH  
WITT &  
WILSON**



**3 Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RG  
£549,000**

**A bright and spacious two bedroom, detached bungalow, situated in the highly sought after, leafy location of Collington Bexhill. Comprising bay fronted living room, separate dining room, fitted kitchen, cloakroom, family bathroom and two double bedrooms. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts beautifully established front and rear gardens and garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.**



**Entrance Hallway**

With obscured glass entrance door, radiator, access to loft space via loft hatch. (The loft space is boarded out and has a dormer window giving development potential for additional bedrooms/bathroom upstairs subject to usual planning permission being acquired)

**Living Room**

18'0" x 14'0" (5.50 x 4.28)

Double glazed bay windows to the front elevation, obscured glass panelled window to the side elevation, double radiator, feature fireplace, obscured glass door leads to dining room.

**Dining Room**

12'0" x 11'2" (3.66 x 3.41)

Double glazed windows to the rear and side elevation, glass panelled door giving access onto the rear garden, radiator, sliding door leading to kitchen.

**Kitchen**

12'0" x 11'2" (3.66 x 3.42)

Fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, sink with drainer and hot and cold tap, space for freestanding cooker, space and plumbing for washing machine, space for freestanding fridge/freezer, tiled splashbacks, space and plumbing for dishwasher, double glazed windows and doors overlook the rear garden.

**Inner Hallway**

Airing cupboard with slatted shelving and additional storage above.

**Cloakroom**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, obscured window to the side elevation, radiator.

**Bathroom**

Suite comprising panelled bath, hot and cold tap, vanity unit with wash hand basin and mixer tap, heated towel rail, obscured double glazed window to the side elevation, part tiled walls.

**Bedroom One**

15'1" x 12'7" (4.62 x 3.85)

Double glazed windows to the front and side elevations, radiator, built in wardrobe cupboards with hanging space and shelving.

**Bedroom Two**

14'4" x 12'2" (4.38 x 3.73)

Dual aspect with windows to the rear and side elevations, radiator. Shower cubicle with wall mounted controls, shower attachment and showerhead, tiled splashbacks.

**Outside****Front Garden**

Area of front garden, mainly laid to lawn, partly enclosed with shrubbery, paved driveway offering off road parking for multiple vehicles.

**Garage**

With electric up and over door, housing the gas central heating system.

**Rear Garden**

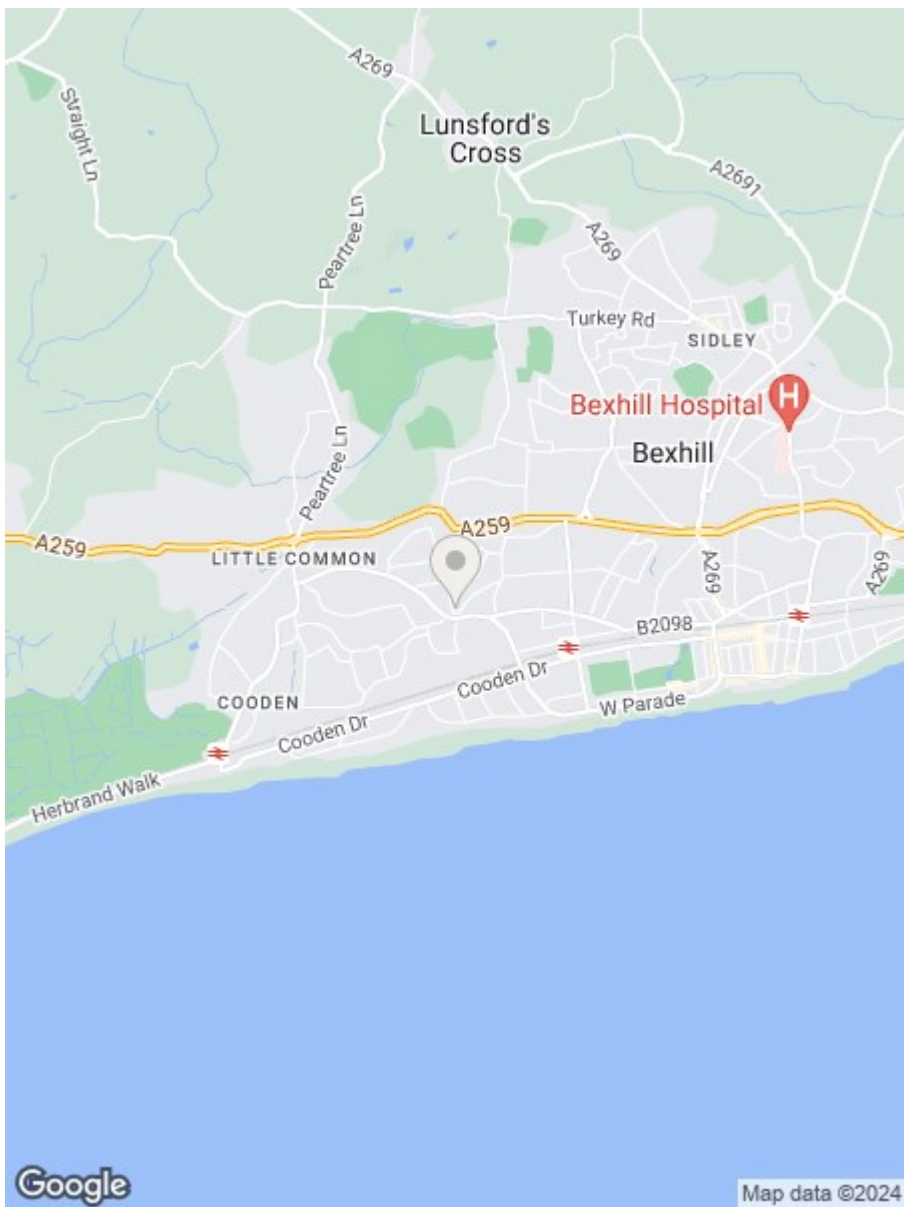
Mainly laid to lawn well established rear garden, with mature shrubs, plants, tree of various kinds, patio area suitable for alfresco dining, enclosed to all sides, timber framed shed, side access is available.

**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) <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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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