

**RUSH  
WITT &  
WILSON**



**24 Collington Lane West, Bexhill-On-Sea, East Sussex TN39 3SA  
£699,950**



**A beautiful four double bedroom attached, very spacious ideal family house, built circa 1896, spacious with charm and character throughout, entrance vestibule, situated in the stunning Collington Lane West Bexhill, grand reception hall, bright and spacious kitchen/breakfast room complete with granite worktops and range cooker, master bedroom suite comes with en-suite bathroom and dressing room, gas central heating system, double glazed windows and doors, two reception rooms, partially double glazed, four bedrooms, downstairs cloakroom, two bathrooms, cellar, extensive off road parking to the front, private and secluded location, viewing comes highly recommended by RWW. Council Tax Band F**



**Entrance Vestibule**

With entrance door, window overlook the front elevation, herringbone terracotta floor tiling.

**Reception Hall**

21'4" x 13'5" (6.52 x 4.09)

Large original oak entrance door, double radiator, wood flooring, ornate staircase leading to the first floor.

**Living Room**

21'5" x 16'11" (6.55 x 5.16)

Window overlooks the front elevation, two double radiators, French doors to the westerly elevation with stained glass windows, wall panelling, solid wood floors, wood burning stove set in ornate surround.

**Dining Room**

19'1" x 12'2" (5.82 x 3.71)

Windows overlook the front and side elevation, French doors to the rear, two double radiators, wood flooring.

**Kitchen/Breakfast Room**

17'6" x 12'11" (5.35 x 3.95)

Double radiator, bespoke fitted kitchen comprising a range of base and wall units with granite worktops, range style cooker with gas hob and electric ovens, one and half bowl sink unit with mixer tap, American style fridge/freezer, integrated dishwasher, bay window with lead lights to the southerly elevation.

**Utility Room**

17'10" x 9'11" (5.44 x 3.03)

Window and door lead out onto the rear garden, single radiator, base and wall units with laminate straight edge worktops, plumbing for washing machine, space for tumble dryer, one and half bowl sink unit with mixer tap. tiled splashback, built in storage cupboards, wine rack, tilled floor.

**Cloakroom**

WC with concealed cistern, wall mounted heated towel rail, wash hand basin with vanity unit beneath, half height wall tiling.

**Half Landing**

With window to the rear elevation, built in storage cupboard, space for desk or chair if required.

**First Floor Landing**

Window overlooks the front elevation, radiator, built in airing cupboard housing the hot water cylinder.

**Bedroom One**

24'6" x 17'1" (7.47 x 5.22)

Oak flooring, window to the front elevation, double radiator.

**Dressing Room**

8'11" x 9'5" (2.74 x 2.88)

Window to the rear elevation, double radiator, fitted wardrobe cupboards.

**En-Suite Bathroom**

With walk in shower cubicle with wall mounted shower controls and showerhead, wc with low level flush, wall mounted wash hand basin, double radiator, tiled walls and floor, obscured glass window to the rear.

**Bedroom Two**

15'3" x 17'10" (4.66 x 5.44)

Duel aspect window to both the front and side elevations, double radiator.

**Bedroom Three**

17'1" x 8'3" (5.21 x 2.52)

Window to the rear elevation, wood flooring, double radiator, built in glass fronted shelving cupboards.

**Bedroom Four**

11'10" x 11'4" (3.63 x 3.46)

Window to the front elevation, single radiator.

**Bathroom**

Corner bath, jacuzzi style with chrome controls and showerhead, wash hand basin with vanity unit beneath, chrome heated towel rail, wc with low level flush, additional vanity units and drawers, obscure glass window overlooks the rear elevation.

**Outside**

**Front Garden**

Extensive off road parking, en-closed with fencing and mature shrubbery and trees of various kinds, offering privacy and seclusion, bricked paved sun terrace, access is available via a five bar gate, outside power.

**Side Garden**

Designed with low maintenance is mind, with mature shrubbery and trees of various kinds, log store, shingled areas, continues to the rear of the property.

**Rear Garden**

Mainly laid to lawn, enclosed with fencing to all sides, timber framed shed, shingled and patio areas for alfresco dining, access to cellar, with stairs leading to door.

**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.

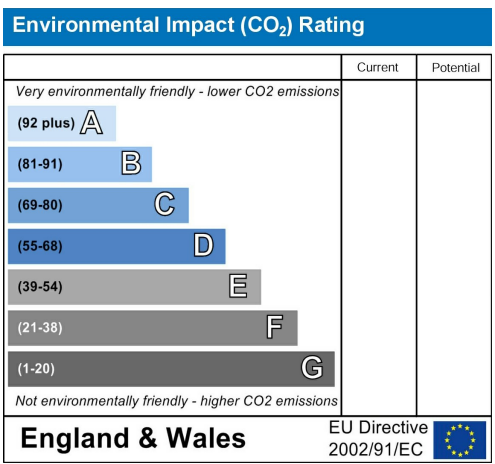
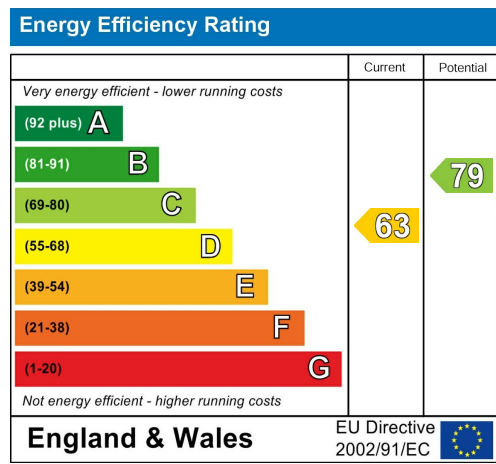
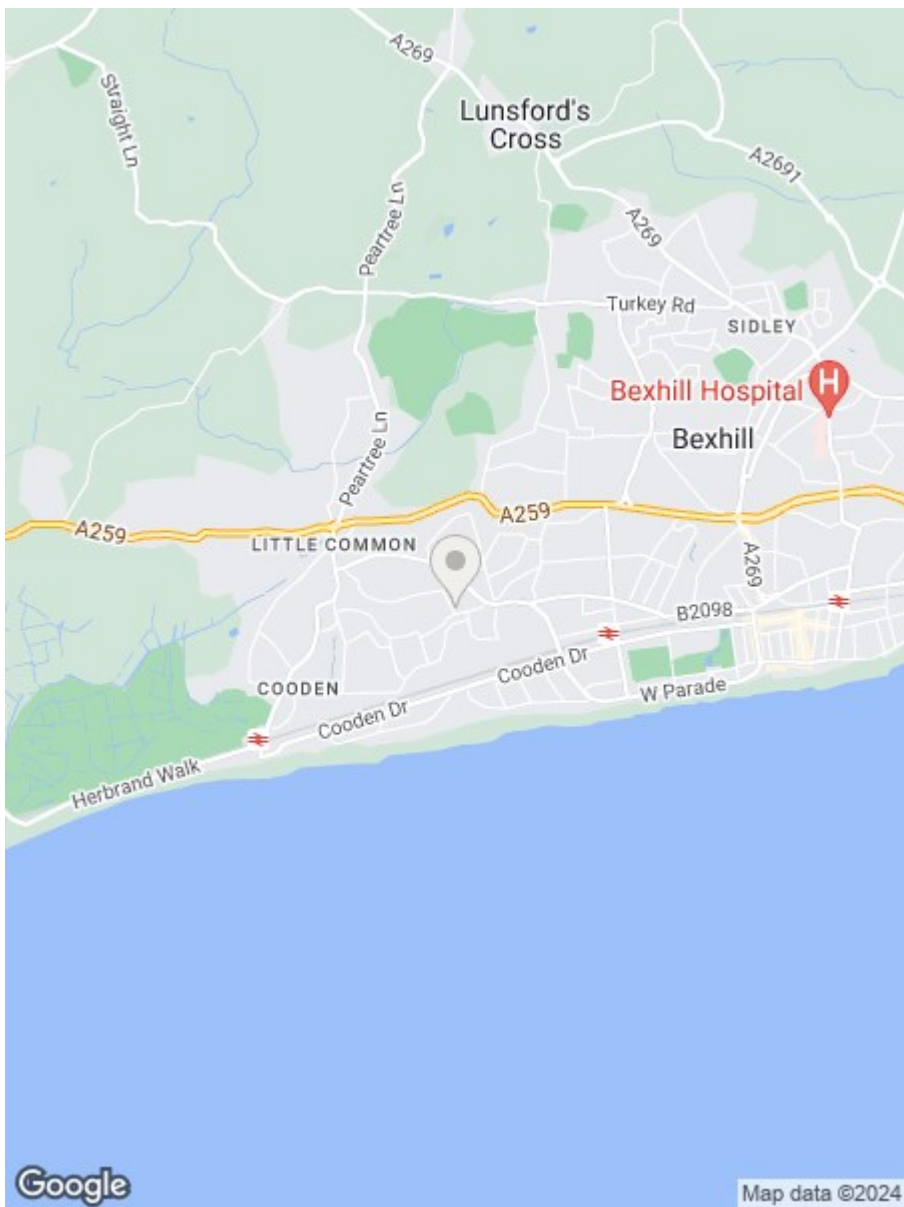








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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