

**RUSH  
WITT &  
WILSON**



**13 Collington Lane West, Bexhill-On-Sea, East Sussex TN39 3SA  
£425,000**

**A spacious detached two double bungalow situated in the highly sought after area of Collington Lane West Bexhill. This property comprises spacious entrance hallway, westerly facing living room with patio doors, kitchen with utility room, bathroom with additional cloakroom and entrance lobby. Benefits include gas central heating system and casement window double glazed windows and doors. Some updating is required. Externally there is a single garage and off road parking, private front and westerly facing rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents and with no onward chain.**



**Entrance Porch**

With entrance door, single radiator, large cloaks cupboard.

**Entrance Hallway**

Single radiator, access to roof space, built-in airing cupboard with pre-lagged hot water cylinder.

**Cloakroom**

WC low level flush, pedestal wash hand basin, tiled splashback, obscure glass window to the side elevation.

**Living Room**

14'8 x 14'5 (4.47m x 4.39m )

Single radiator, window to the side elevation, French doors lead out on to the rear garden.

**Kitchen**

11'7 x 7'8 (3.53m x 2.34m )

Window to side elevation, double radiator. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, ceramic hob with extractor canopy and light, tiled splashbacks, space for fridge and freezer, double radiator, built-in oven and grill.

**Utility Room**

Window and door to side elevation, single radiator, laminate worktop with base unit, single drainer sink unit with mixer tap, plumbing for washing machine, space for other white goods.

**Bedroom One**

16'2 x 10'3 (4.93m x 3.12m )

Windows to front and side elevation, single radiator.

**Bedroom Two**

14'8 x 9'8 (4.47m x 2.95m )

Fitted wardrobe cupboard, single radiator, windows to the rear westerly elevation.

**Bathroom**

Suite comprising w.c. with low level flush, pedestal wash hand basin, walk-in shower cubicle with electric shower unit controls, obscure glass window to the side elevation, single radiator, electric shaver point, part tiled walls.

**Outside****Front Garden**

Mainly laid to lawn and enclosed with fencing and mature shrubbery to both sides, some small trees and bushes giving privacy and seclusion, off road parking on tarmac driveway, side access to the property is available.

**Rear Garden**

Westerly facing and mainly laid to lawn and enclosed with fencing to all sides and offering privacy and seclusion and mature shrubbery, trees and plants of various kinds adorn the garden to the rear, side access available.

**Garage**

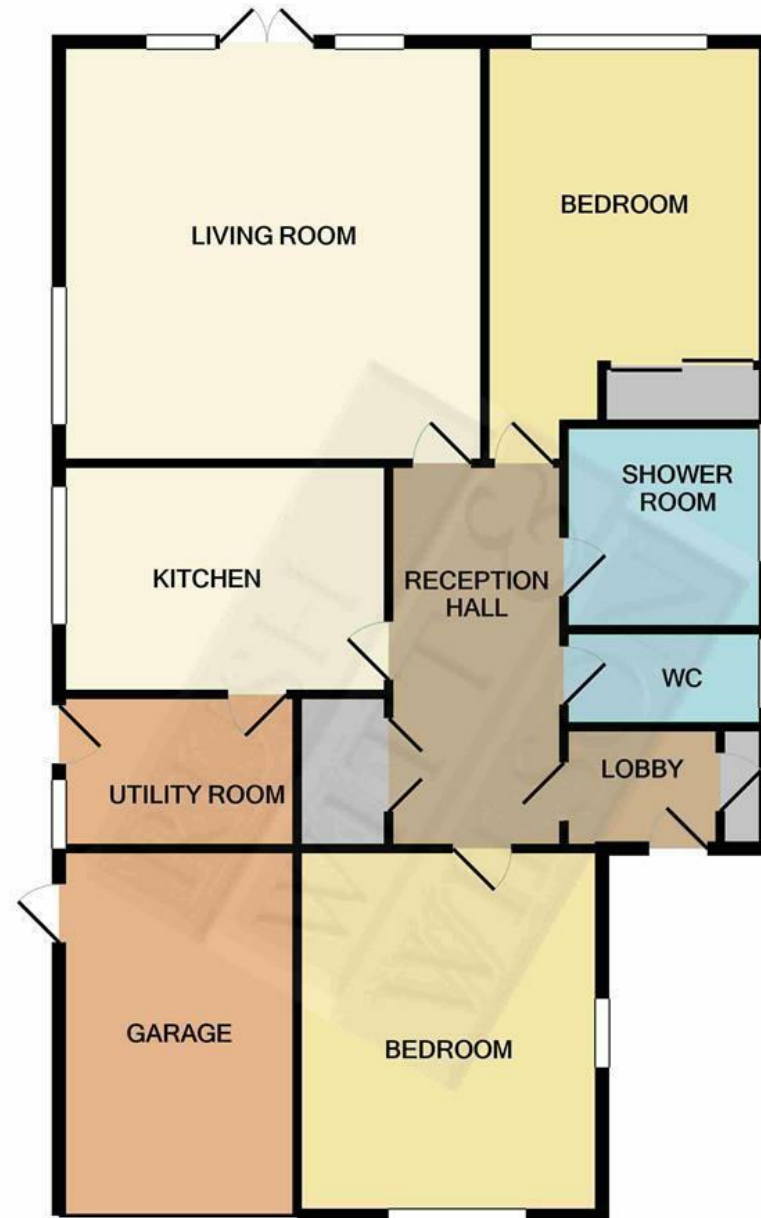
Up and over door, power and light.

**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.





TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 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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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 CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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