

**RUSH  
WITT &  
WILSON**



**30 Collington Rise, Bexhill-On-Sea, East Sussex TN39 3RS**  
**£899,950**

**A stunning four/ five bedroom detached family house with three reception rooms, beautifully presented, three bathrooms, double garage, beautiful kitchen/ breakfast room, utility room, downstairs cloakroom, gas central heating system, double glazed windows and doors, highly sought after Collington Rise with its beautiful leafy lane backdrop, good sized private front and rear gardens, electric gates on paved driveway, NO CHAIN. Viewing comes highly recommended by RWW.**



## **Covered Entrance Porchway**

### **Entrance Hall**

With entrance door, window to the front elevation, two double radiators, entry phone system, alarm control panel, door to garage and built in cloaks cupboard.

### **Cloakroom**

WC with low level flush, pedestal mounted wash hand basin, double radiator, obscure glass window to the side elevation.

### **Living Room**

20'1 x 13'6 (6.12m x 4.11m)

Two double radiators, window to the rear elevation, stone fireplace with real flame gas coal effect fire, double doors opening into the dining room.

### **Dining Room**

13'4 x 11'8 (4.06m x 3.56m)

Patio doors to the rear garden, double radiator.

### **Study**

13'8 x 7'7 (4.17m x 2.31m)

Double radiator, window to the front elevation, fitted furniture comprising desk, shelving and drawers.

### **Kitchen**

15'3 x 14'10 (4.65m x 4.52m)

Windows overlook the rear elevation, door to side, fitted kitchen comprising a range of base and wall units with laminate wood edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, range style cooker with gas hob and oven and grill beneath, brushed stainless steel splashbacks, matching extractor canopy and light, built in fridge/freezer, double radiator, breakfast bar.

### **Utility Room**

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

### **First Floor Landing**

Turn Staircase with window to the front elevation, two double radiators, built in linen cupboard.

### **Bedroom One**

13'8 x 13'5 (4.17m x 4.09m)

Windows to the rear elevation, fitted bedroom furniture comprising bedside tables, glass shelving, wardrobes and overhead storage compartments.

### **En-Suite**

Comprising walk in shower with wall mounted electric shower unit, controls and showerhead, wc with low level flush, bidet, wall mounted wash hand basin with vanity drawers, double radiator, heated towel rail, corner bath with hand shower attachment, tiled walls.

### **Bedroom Two**

15'4 x 12'9 (4.67m x 3.89m)

Window overlook the front elevation, double radiator.

### **Bedroom Three**

18'9 x 13'6 (5.72m x 4.11m)

Window to the rear elevation, double radiator, built in wardrobe cupboards.

### **En-Suite**

Comprising walk in shower cubicle with wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal wash hand basin, double radiator, half height wall tiling, obscure glass window to the side elevation.

### **Bedroom Four**

13'6 x 8'8 (4.11m x 2.64m)

Window to the front elevation, double radiator.

### **Family Bathroom**

Suite comprising panelled bath with hand shower attachment, walk in shower cubicle with controls and showerhead, wc with low level flush, pedestal wash hand basin, double radiator, half height wall tiling, obscure glass window to the side elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with mature shrubbery, plants and some trees, brick pillars with cast iron gate and matching electrically operated driveway gates leading to brick paved off road parking and driveway area.

### **Double Garage**

With electrically operated up and over door, power and light, personal door through to hallway.

### **Rear Garden**

Mainly laid to lawn, all enclosed with fencing to all sides, offering privacy and seclusion with some trees and shrubbery, outside water tap, patio area for alfresco dining, outside lighting.

### **Agents Note**

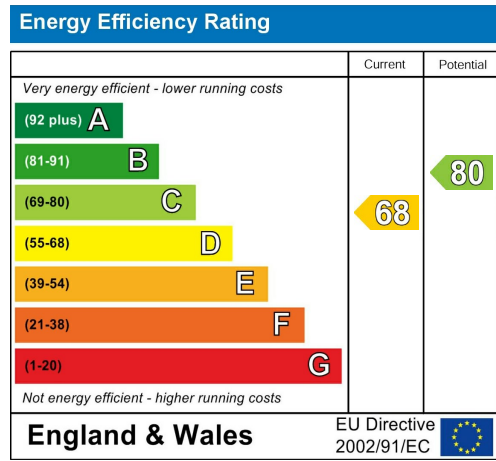
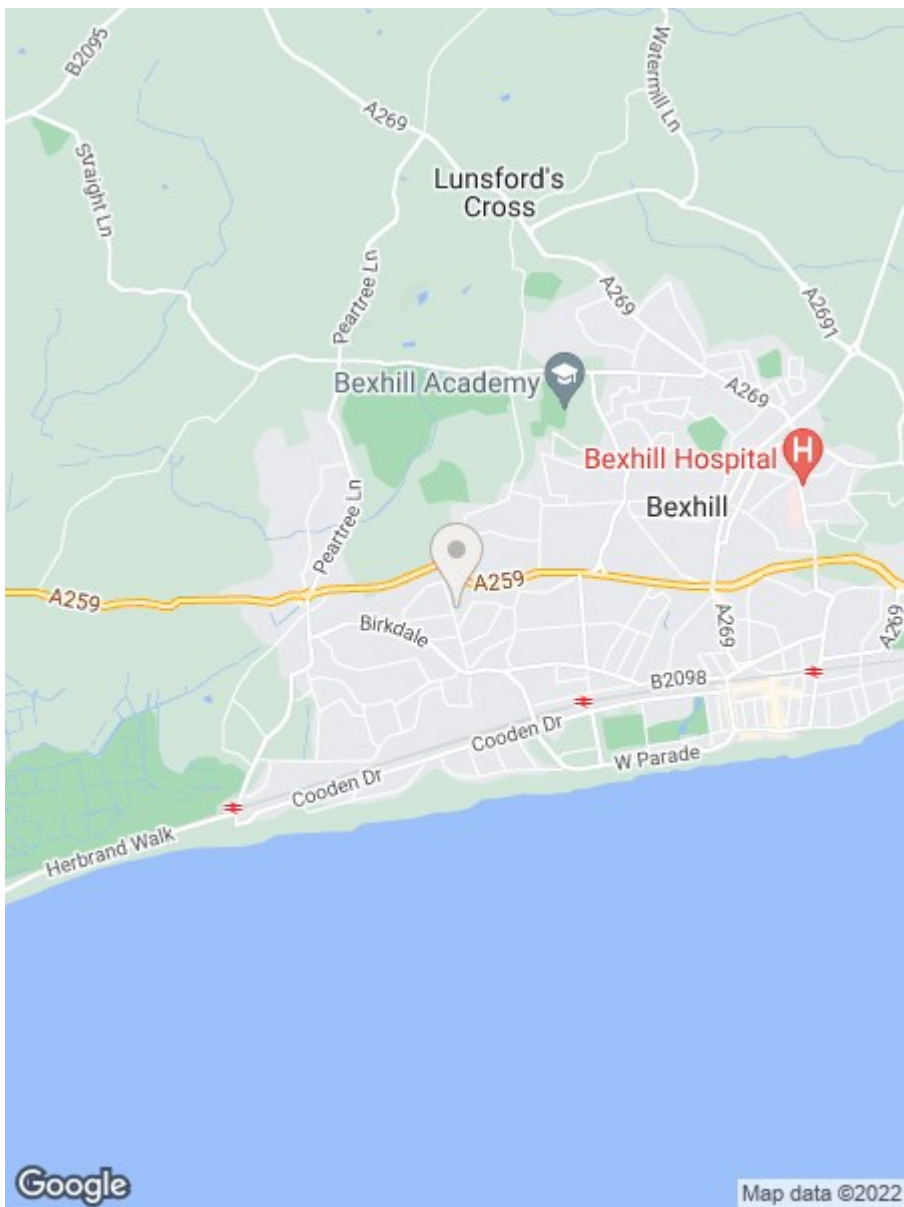
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 2342 sq.ft. (217.6 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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