

**RUSH  
WITT &  
WILSON**



**87 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3RA  
£650,000**

**\*SOLD PRIOR TO MARKETING\***

**A beautiful four bedroom detached chalet style bungalow, situation in the highly sought after location of Collington, Bexhill. Offering bright and spacious accommodation throughout, the property comprises modern fitted open plan kitchen/dining room, separate living room, four bedroom, main with ensuite, study and two bathrooms. Other internal benefits include gas central heating to radiators and double glazing throughout. Externally, the property boasts driveway, providing off road parking for multiple vehicles, garage, well maintained front gardens and stunning south facing rear gardens. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



### **Entrance Porch**

With windows to the front elevation, internal door leading to garage, engineered wood flooring, recessed ceiling spotlights.

### **Entrance Hallway**

With entrance door, radiator, 'herringbone' flooring.

### **Open Plan Kitchen/Dining Room**

25'11" x 11'2" (7.92 x 3.41)

Modern fitted kitchen with a range of matching wall and base level units, marble work stop surfaces, one and half bowl sink with drainer and mixer tap, integrated dishwasher, integrated washing machine, integrated full length fridge, built in electric oven & grill/microwave, five ring electric hob with extractor canopy above, splashbacks, engineered wood flooring, dual aspect with windows to front elevation and french doors giving access onto rear garden, two vertical radiators.

### **Living Room**

13'9" x 17'11" (4.21 x 5.48)

Double glazed window overlooking rear garden, obscured glass French doors giving access onto rear garden, 'herringbone' flooring, two radiators, electric real flame effect fire with limestone surround.

### **Study**

8'10" x 13'9" (2.71 x 4.21)

Double glazed windows to rear elevation, radiator, engineered wood flooring.

### **Inner Hallway**

With stairs leading to first floor, radiator and storage cupboard with hanging space and additional storage above.

### **Downstairs Bathroom**

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, shower attachment and rain affect shower head, pannelled bath with chrome mixer tap, chrome heated towel rail, two obscured glass windows to front elevation, tiled walls and tiled floor.

### **Bedroom Two**

15'0" x 15'3" (4.59 x 4.65)

Dual aspect with windows to rear and side elevation, built in

wardrobe cupboards with hanging space and shelving, bespoke fitted bedroom furniture comprising wardrobe cupboards and dressing table, radiator.

### **Bedroom Four**

10'10" x 6'11" (3.31 x 2.11)

Dual aspect with windows to front and side elevation, 'herringbone' flooring, built in wardrobe cupboards with hanging space and shelving, radiator.

### **First Floor Landing**

Double glazed windows to front elevation, radiator.

### **Shower Room**

Suite comprising w/c low level flush, peddlestal mounted wash hand basin with hot and cold tap, shower cubical with wall mounted shower controls and shower head, chrome heated towel rail, windows to front elevation.

### **Bedroom One**

Windows to the rear elevation overlooking rear garden, radiator, built in wardrobe cupboards with hanging space and shelving.

Walk In Wardrobe: With hanging space, door leading to eaves storage

### **Ensuite**

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubical with chrome wall mounted controls, shower attachment and shower head, velux window to side elevation, radiator.

### **Bedroom Three**

9'10" x 9'10" (3.0 x 3.0)

Double glazed window to side elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

### **Outside**

#### **Garage**

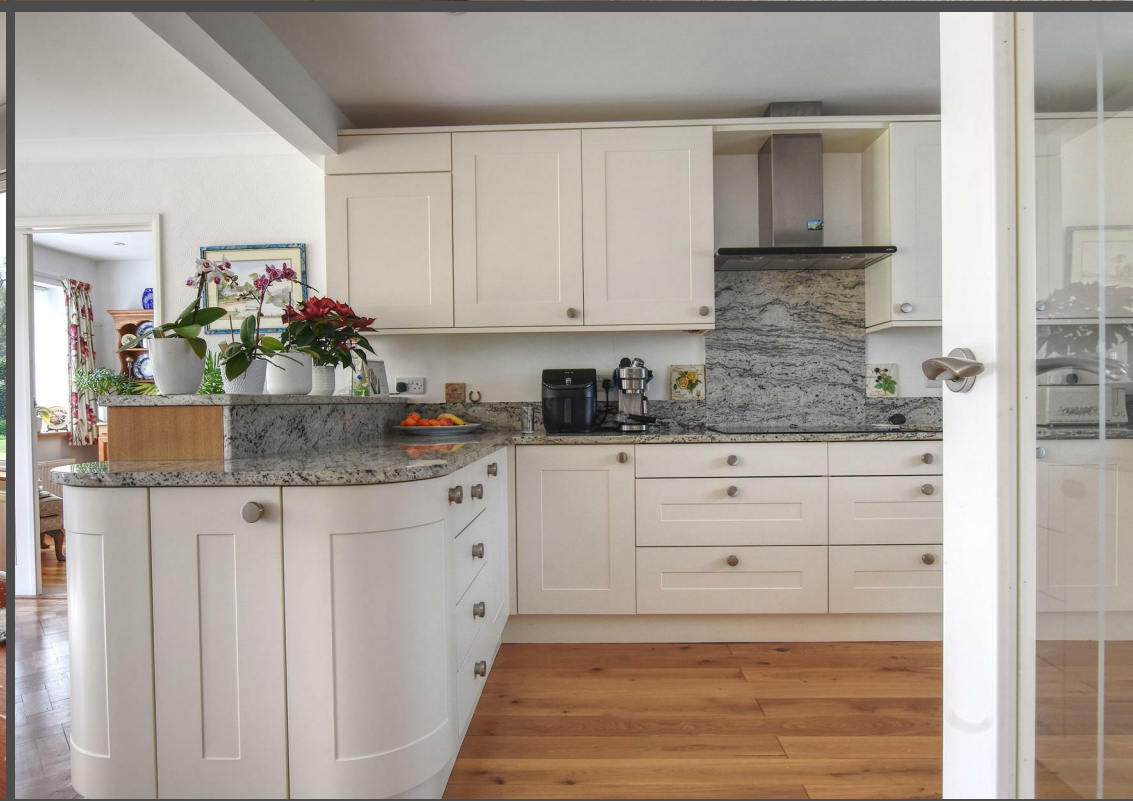
With electric up and over door, power & light. Housing the gas and eletric metres, and gas central heating boiler

#### **Front of Property**

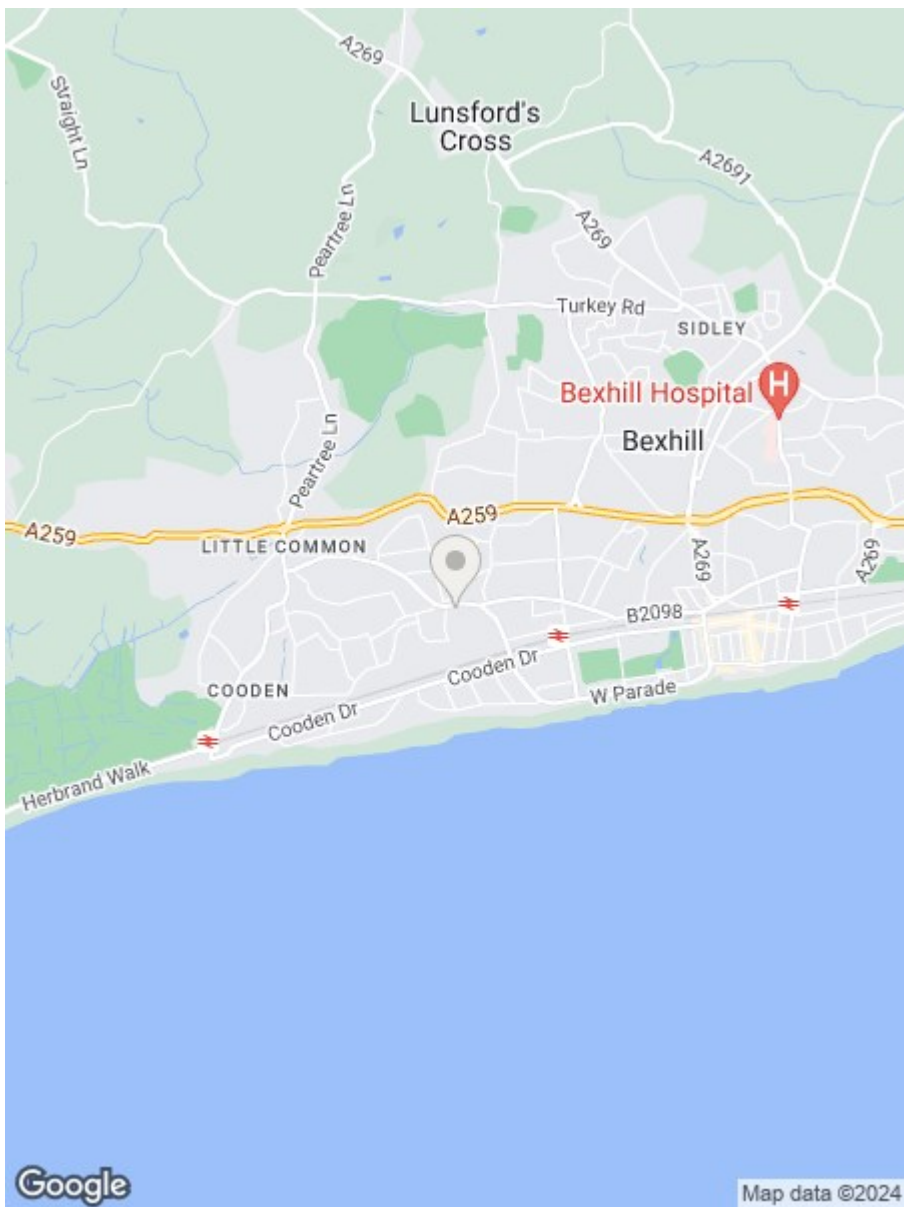
Driveway providing off road parking for multiple vehicles, well maintained front gardens with a whole host of plants, shrubs and small trees of various kinds.

#### **Rear Garden**

South facing rear garden, backing onto allotments and overlooking beautiful woodland vista, well landscaped garden, with various patio areas, suitable for alfresco dining, fencing enclosed to all side, side access is available, various plants, flower beds and small trees, feature water fountain.







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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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