

**RUSH  
WITT &  
WILSON**



**37 Collington Lane East, Bexhill on Sea, East Sussex TN39 3RQ  
Price Guide £700,000**

**This immaculate detached chalet bungalow is situated in a beautiful lane location and comprises three bedroom's, two on the first floor and one on the ground, en suite shower room to master bedroom, downstairs family bathroom, separate cloakroom, fitted kitchen with built in appliances, large L shaped sitting room, dining room/sun lounge and conservatory. Having been updated and maintained to an exceptionally high standard by the current vendors some of this properties many internal benefits include gas fired central heating system, solar panel for hot water heating, sealed unit double glazing and modern fitted kitchen, main bathroom and en-suite. Externally the property boast a large and very well maintained landscaped rear garden with two patio areas mature flower and shrub borders and a summer house whilst to the front of the property there is a large lawned area and sweeping drive leading to a double length garage. Situated in one of the most popular locations in West Bexhill this is a rare opportunity to acquire such a desirable home. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

With entrance door, double radiator, built in cloaks cupboard.

**Boiler Room**

Window to the front elevation, gas central heating and domestic hot water boiler, hanging space for coats.

**Cloakroom**

WC with low level flush, pedestal wash hand basin, obscure glass window to the front elevation, half height wall tiling.

**Living/Dining Room**

17'5 x 25'4 (5.31m x 7.72m)

Windows overlook the front and side elevations, two double radiators, beautiful stone fireplace with gas real flame log effect fire.

**Sunroom**

12'6 x 8'9 (3.81m x 2.67m)

Overlooking the beautiful westerly facing rear garden, double radiator.

**Conservatory**

16'4 x 7'2 (4.98m x 2.18m)

uPVC double glazed construction Windows and patio doors overlook the rear garden, double radiator.

**Kitchen**

13'7 x 7'4 (4.14m x 2.24m)

Window overlook the front elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated oven and grill with microwave combination oven, induction hob with extractor canopy and light, tiled floor, door leading out to garage.

**Bedroom One**

13'7 x 11'9 (4.14m x 3.58m)

Fitted bedroom furniture comprising, wardrobe cupboard, dressing table, double radiator, door leads out to a conservatory overlooking the westerly facing rear garden.

**Bathroom**

Modern suite comprising pedestal wash hand basin, double radiator, electric shaver point, wc with low level flush, walk in double width shower cubicle with controls and chrome showerhead, tiled walls, window to the side elevation.

**First Floor Landing**

With access to roof space.

**Bedroom Two**

17'5 x 15'3 (5.31m x 4.65m)

Window to the side elevation, Velux window to the rear, double radiator, two fitted wardrobe cupboards, two doors to eaves storage.

**En-Suite**

Comprising wc with low level flush, pedestal wash hand basin, walk in shower with chrome controls and chrome showerhead, double radiator, obscured glass window to the side elevation, tiled walls.

**Bedroom Three**

15'2 x 11'2 (4.62m x 3.40m)

Window to the side elevation, double radiator, fitted wardrobe cupboards, eaves access.

**Outside****Front Garden**

Mainly laid to lawn, boarded by well stocked plant and shrub beds, fencing to one side, extensive off road parking is available on bricked paved driveways, outside lighting, side access, bin store area.

**Rear Garden**

Westerly facing, mainly laid to lawn, landscaped with beautiful rockery areas and well planted shrub and flowerbeds, greenhouse, patio areas for alfresco dining, summer house, outside water tap, private and secluded, enclosed with fencing to all sides.

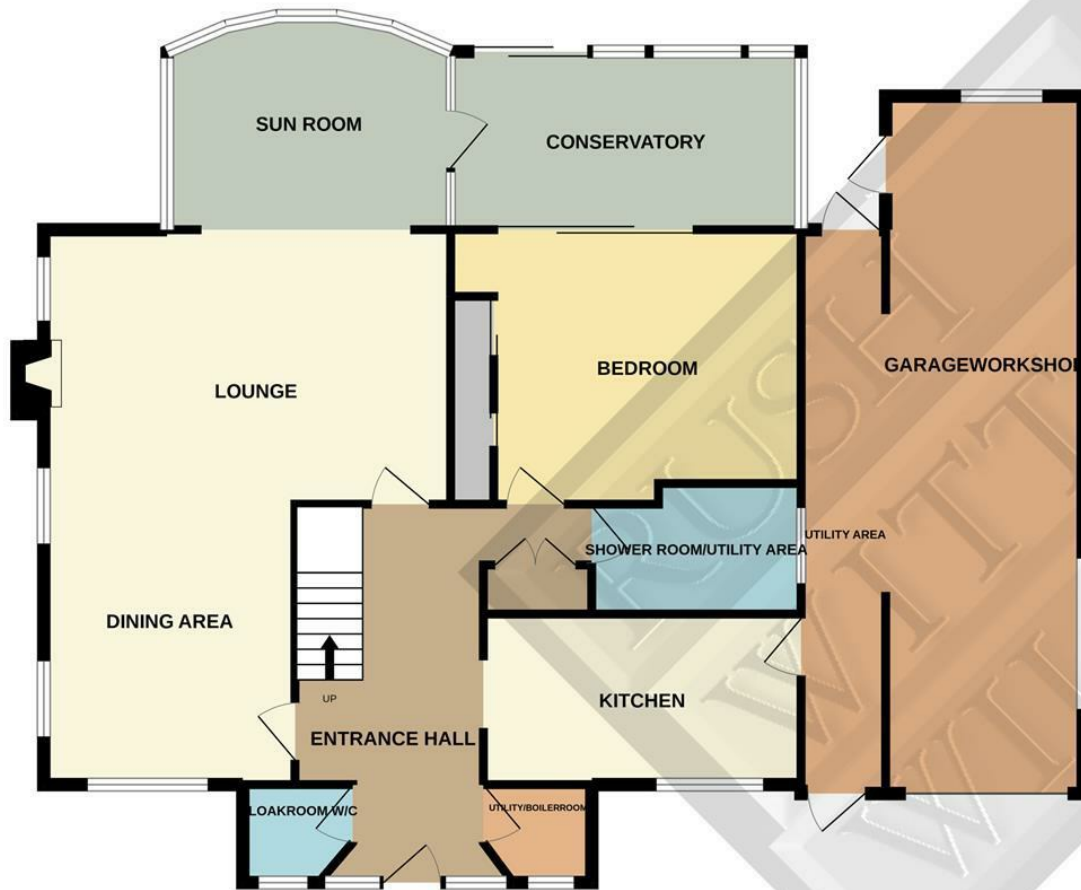
**Garage**

With electrically operated up and over door, windows to both the side and rear elevations, door to the rear garden, plumbing for washing machine, space for additional white goods, workshop area to the back of the garage with benches and base units.

**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.





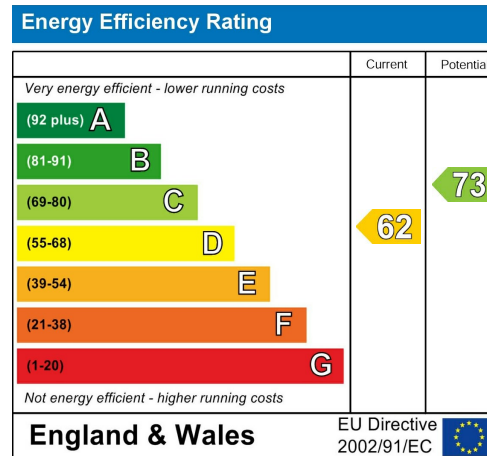
GROUND FLOOR  
1448 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.

TOTAL FLOOR AREA : 2315 sq.ft. (215.1 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**