

**RUSH  
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**46 Collington Avenue, Bexhill-On-Sea, East Sussex TN39 3NE**  
**Offers In Excess Of £700,000 Freehold**

## About this property

A truly exceptional detached family home, beautifully presented and recently renovated to an outstanding standard by the current owners. The spacious accommodation comprises an entrance porch, welcoming hallway, living room, dining room, further reception room, stunning open-plan kitchen/breakfast room, utility room, and a downstairs cloakroom/wc. To the first floor there are four generous double bedrooms, including an impressive principal suite with a dressing room and en-suite bathroom, together with a stylish family bathroom. Further benefits include gas-fired central heating, double glazing throughout, and high-quality finishes across the property.

Externally, the home is accessed via a private gated driveway providing ample off-road parking for multiple vehicles, as well as a substantial garage with electric doors to both the front and rear. The beautifully landscaped rear garden offers a wonderful space for outdoor living and entertaining, featuring a generous patio ideal for al fresco dining, an area of lawn, and enclosed boundaries providing a high degree of privacy and seclusion.

The property is situated in a highly sought-after position in the desirable Collington area of Bexhill, within easy reach of Collington Woods, Collington railway station, and the seafront. Bexhill town centre and Bexhill railway station are also conveniently located approximately 1.1 miles away, offering a range of amenities and excellent transport links.







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**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

237 m<sup>2</sup>  
2551 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

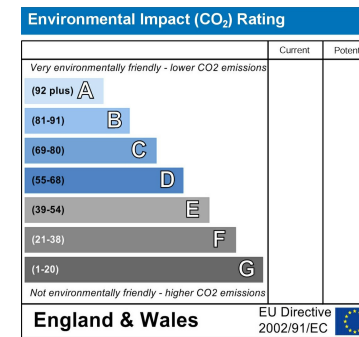
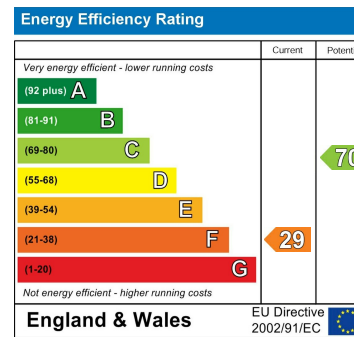
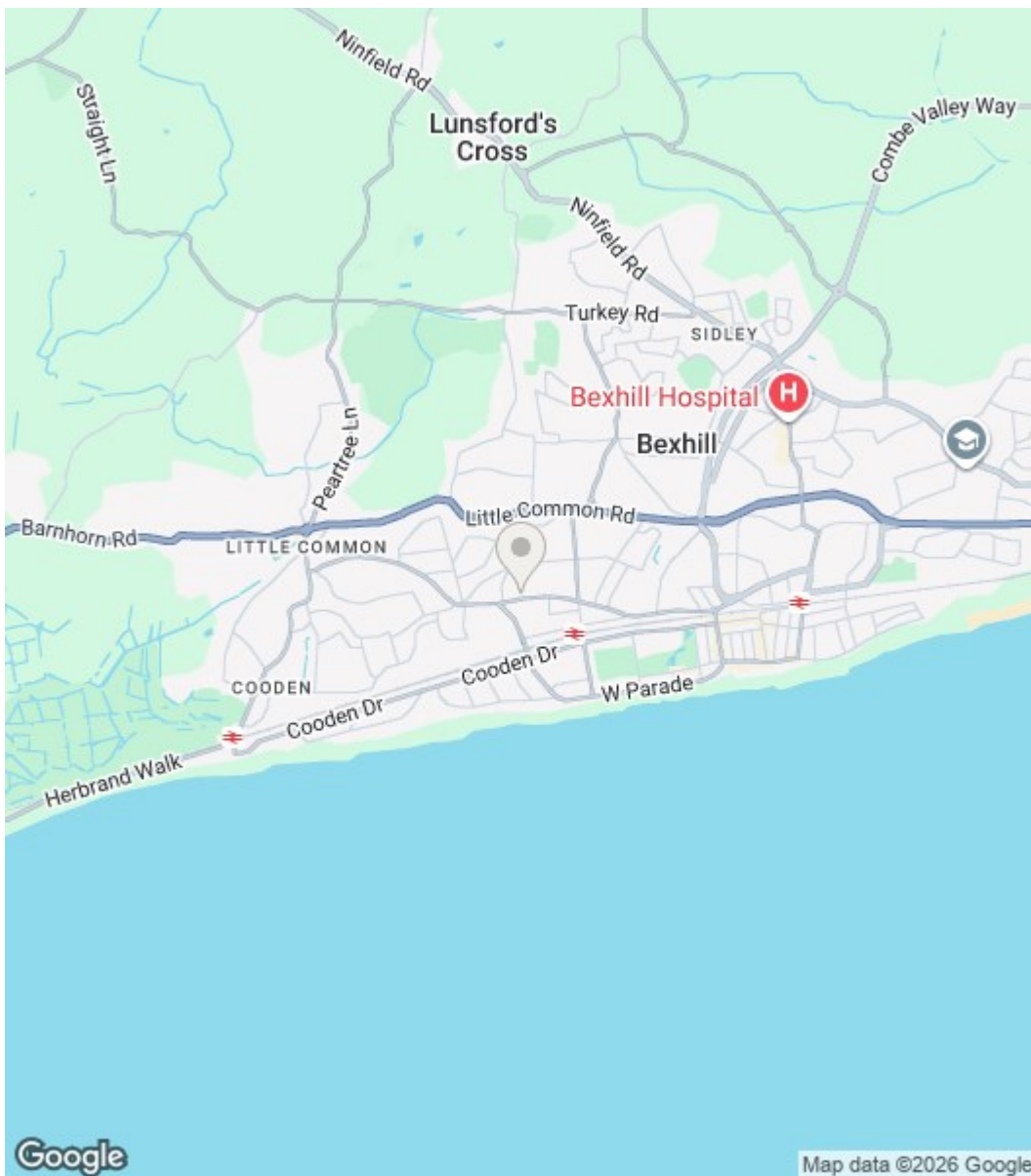
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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