

**RUSH  
WITT &  
WILSON**



**68 Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RJ**  
**£369,000**

**A beautifully presented three bedroom detached family house with stunning kitchen/ dining room, situated in the highly sought after Collington Lane East Bexhill, upvc conservatory for all-year round use, gas central heating system, double glazed windows and doors, downstairs cloakroom, off road parking, single garage, private front and southerly facing rear garden, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

With windows to both front and side elevations, coconut matting.

**Entrance Hallway**

With entrance door, obscured glass window to the front elevation, large builtin under stairs storage cupboard, single radiator, laminate wood block affect flooring.

**Cloakroom**

WC with low level flush, single radiator, inset wash hand basin with vanity unit beneath, half height wall tiling.

**Living Room**

13'5 x 12'2 (4.09m x 3.71m)

Patio doors overlook and lead out onto the rear garden, double radiator, under-stairs storage cupboard.

**Kitchen/Dining Room**

25'9 x 9'7 (7.85m x 2.92m)

Door to side, modern fitted kitchen comprising a range of high gloss finish white base and wall units, quartz worktops, induction hob with glass splashback, extractor canopy and light, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated washing machine, concealed led lighting, Belling oven and grill with integrated microwave oven and grill, space for American style fridge/freezer, large pull out larder, double radiator, window to the rear elevation, wood affect flooring.

**Conservatory**

10'9 x 12'1 (3.28m x 3.68m)

UPVC double glazed construction, double glazed doors open out onto the rear garden, windows looking out either side.

**First Floor Landing**

Window to side elevation, access to roof space, built in linen cupboard.

**Bedroom One**

11'4 x 10'4 (3.45m x 3.15m)

Window to front elevation, single radiator, built in wardrobe cupboards.

**Bedroom Two**

11'4 x 10'9 (3.45m x 3.28m)

Window to rear elevation, single radiator, built in wardrobe cupboard.

**Bedroom Three**

9'7 x 7'8 (2.92m x 2.34m)

Single radiator, window to rear elevation, built in wardrobe cupboard.

**Bathroom**

Modern suite comprising walk in double width shower with wall mounted electric shower unit, controls and shower head, wall mounted wash hand basin with vanity drawers beneath, wc with low level flush, double radiator, tiled floor, part tiled walls, obscured glass window overlooks the front elevation.

**Outside****Front Garden**

Mainly laid to lawn with neatly planted hedging to one side, well stocked raised flowerbeds, off road parking, pathway to both side access and front entry.

**Rear Garden**

Southerly facing offering plenty of sunshine, mainly laid to lawn with beautifully stocked flower and shrub beds, all enclosed with fencing to all sides, patio area for alfresco dining, to the side of the property is a timber framed shed and excellent additional storage area with outside water tap and gate leading back to the front of the property.

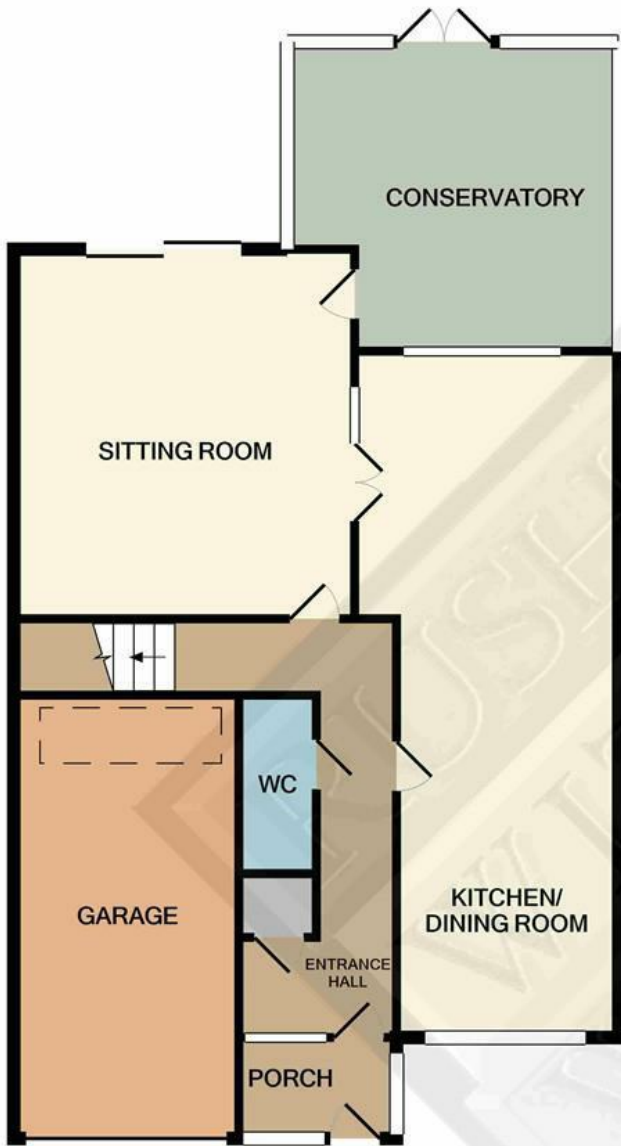
**Garage**

Single garage with 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.





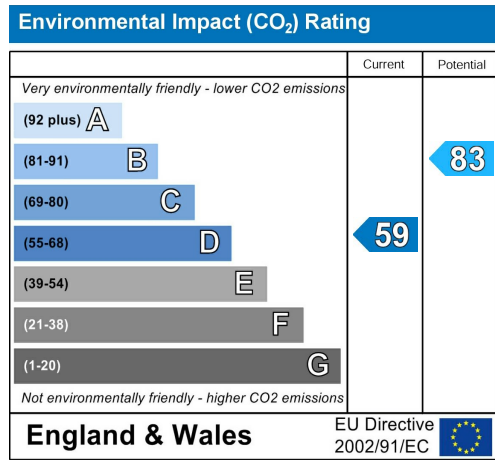
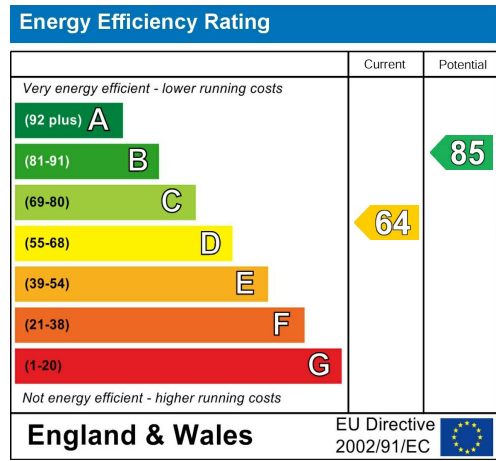
GROUND FLOOR  
APPROX. FLOOR  
AREA 758 SQ.FT.  
(70.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1194 SQ.FT. (111.0 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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