28 Collington Rise, Bexhill-On-Sea, East Sussex TN39 3RS

Offers In Excess Of £950,000 Freehold

About this property

Rush Witt & Wilson are delighted to present this magnificent and beautifully presented five-bedroom detached family home, ideally situated on one of West Bexhill's most sought-after tree-lined roads. Offering an exceptional combination of generous accommodation, versatile living space and superb leisure facilities, this impressive property is within a short distance of Little Common Village, with its excellent range of amenities and well-regarded primary school. Collington railway station is also within easy reach. The bright and spacious accommodation is arranged over two floors. The ground floor comprises a good-sized entrance porch, bay-fronted reception hall, living room with double doors leading to the orangery, and a stunning re-fitted kitchen/breakfast room featuring quartz work surfaces. There is also a further reception room/sitting room and an impressive 34' orangery/family room, creating a wonderful space for entertaining and family life. A particularly appealing feature is the additional accommodation, currently arranged as an annexe, comprising a lounge, bedroom, kitchen and shower room. This offers excellent flexibility for extended family living, guests or those seeking a separate living space. On the first floor, there are five generous-sized bedrooms, two bathrooms and an additional shower room, providing ample accommodation for a growing family. The property is approached via an attractive in-and-out driveway, providing off-road parking for several vehicles and access to the large garage. The landscaped rear garden is a particular highlight, offering an excellent setting for outdoor entertaining and relaxation. A heated swimming pool and hot tub create a superb leisure area, making this a truly special home for enjoying time with family and friends. With its impressive accommodation, versatile annexe, beautiful gardens and outstanding leisure facilities, this exceptional property offers a rare opportunity to acquire a substantial family home.

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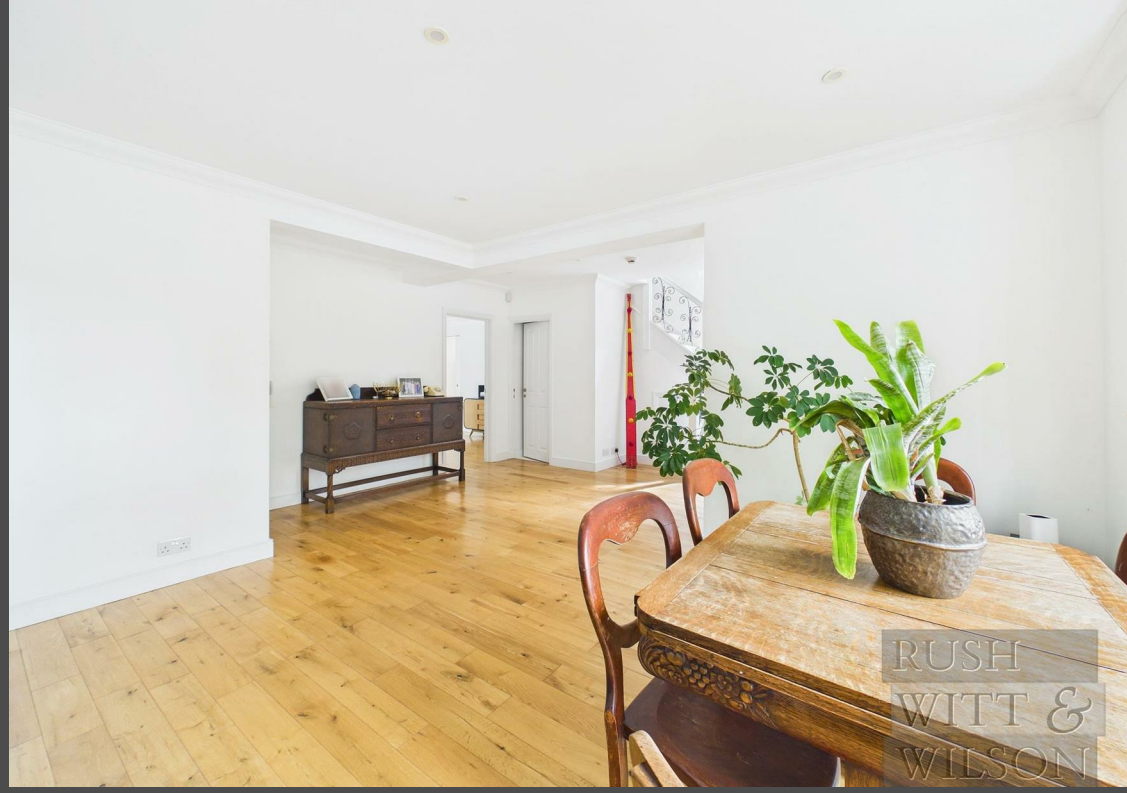
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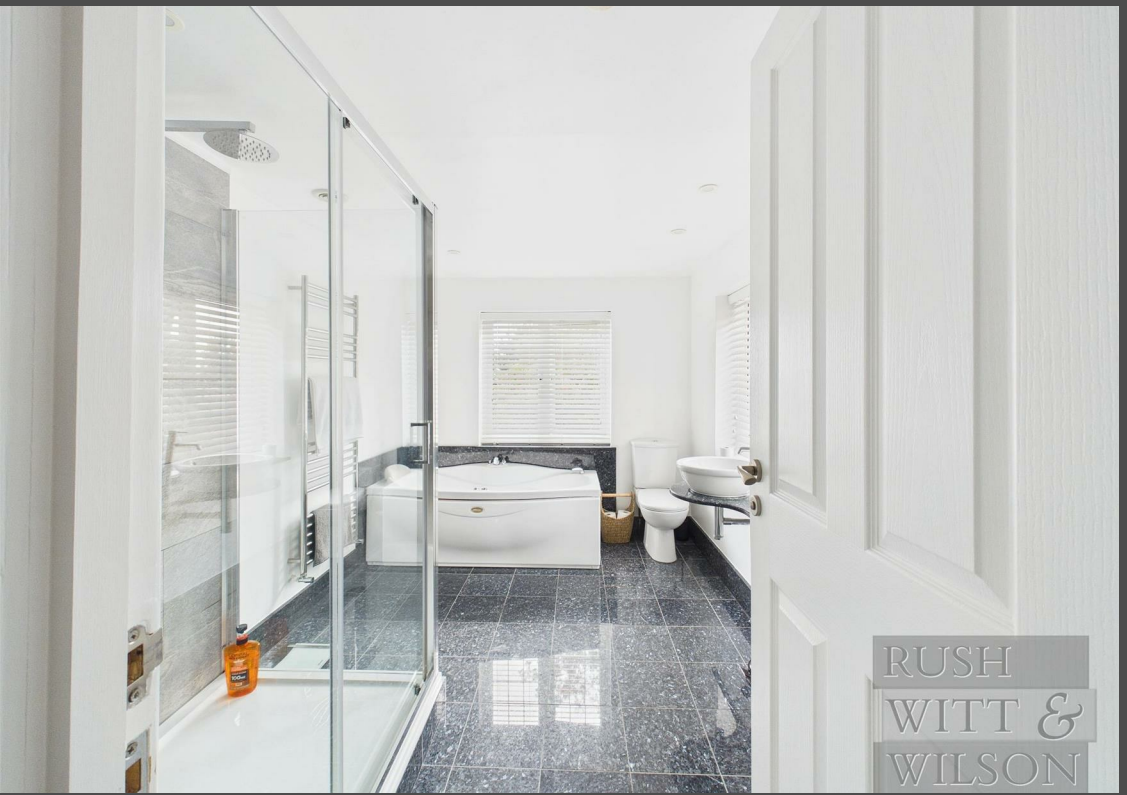
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Floor 0

Floor 1

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Approximate total area(1)

338.2 m²

3639 ft²

(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.

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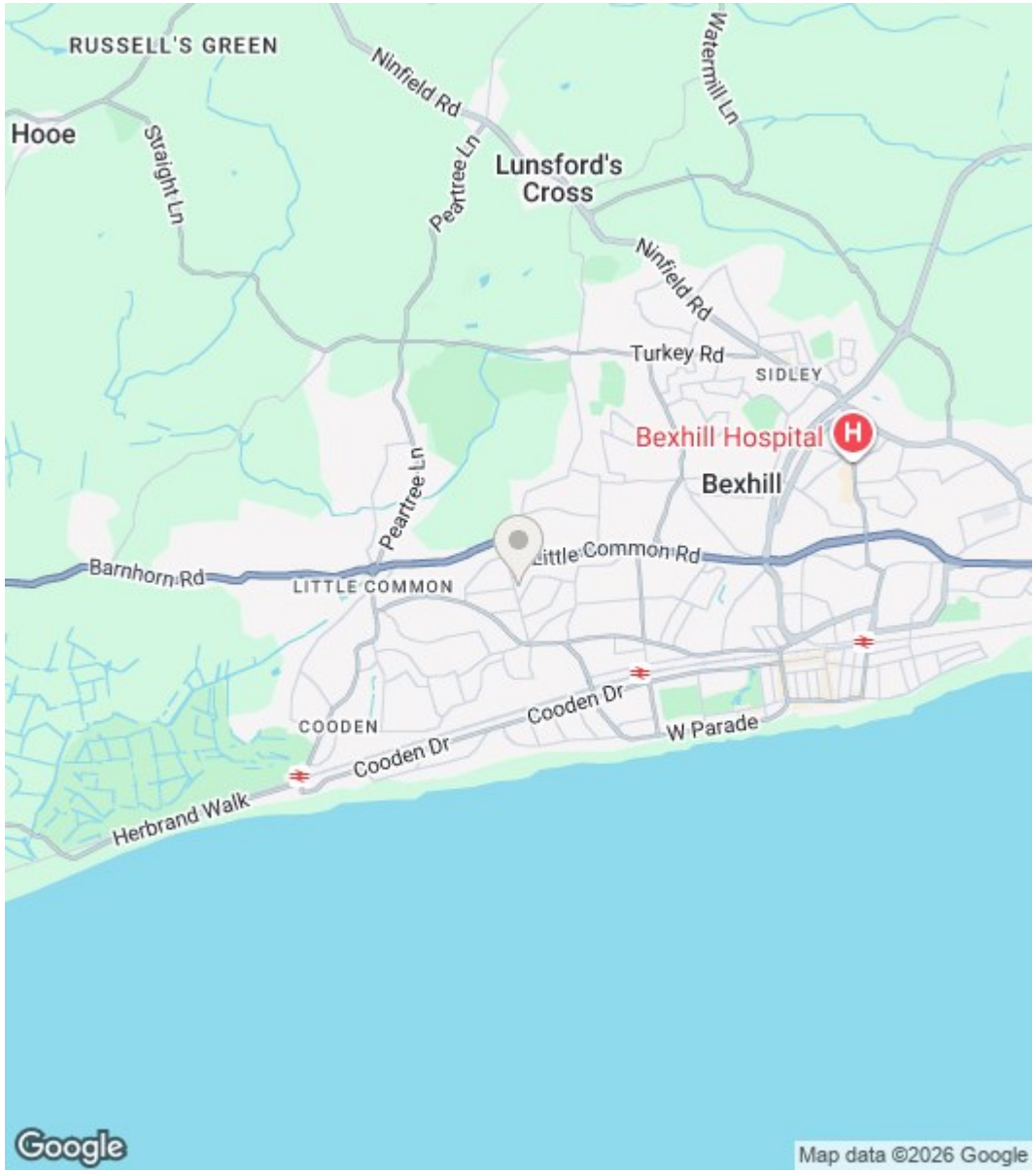

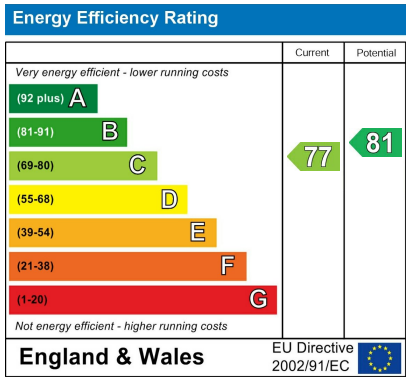

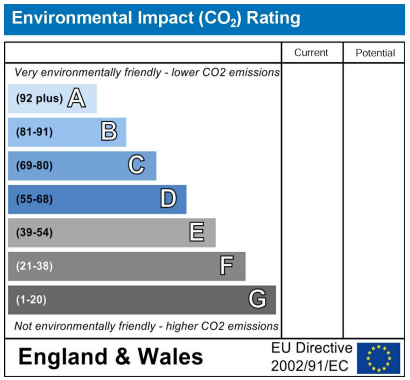

Council Tax Band - G

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.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

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RUSH WITT & WILSON

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