

**RUSH
WITT &
WILSON**



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FOR SALE
01323 225588
rww@rwwilson.co.uk

**13 Collington Lane West, Bexhill-On-Sea, East Sussex TN39 3SA
£425,000**

A stunning fully refurbished two bedroom detached bungalow, with garage, gas central heating system with brand new boiler, brand new double glazed windows and doors, brand new kitchen and bathroom, utility room, situated in the stunning Collington Lane West area of Bexhill, private front and westerly facing rear garden, vacant possession, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance lobby

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

Entrance Hallway

Large built in storage cupboard, double radiator, access to roof space.

Cloakroom

WC low level flush, pedestal wash hand basin, heated chrome towel rail, obscure glass window to the side elevation.

Living Room

14'8" x 14'6" (4.49 x 4.44)

Window to the side elevation, French doors and windows overlook the westerly facing rear garden, double radiator.

Kitchen

11'6" x 7'9" (3.51 x 2.38)

Window to side elevation, double radiator. Fitted kitchen comprising a range of base and handle less wall units with laminate straight edge worktops, built in dishwasher, one and half bowl composite sink unit with mixer tap, built in oven and grill with electric hob, extractor canopy and light.

Utility Room

9'0" x 5'1" (2.76 x 1.57)

Window and door to side elevation, double radiator base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and additional fridge/freezer if required.

Bedroom One

14'2" x 9'8" (4.33 x 2.95)

Window to the rear elevation, double radiator.

Bedroom Two

16'4" x 10'2" (5 x 3.11)

Window to the front elevation, circular window to the side, double radiator.

Bathroom

Suite comprising shower/bath with mixer tap and showerhead, pedestal mounted wash hand basin, wc with low level flush, heated chrome towel rail.

Outside**Front Garden**

Mainly laid to lawn, enclosed with fencing and mature shrubbery to both sides, off road parking on tarmac driveway, side access to the property is available.

Rear Garden

Westerly facing, mainly laid to lawn and enclosed with fencing to all sides and offering privacy and seclusion, mature shrubbery, trees and plants of various kinds adorn the garden to the rear, side access available.

Garage

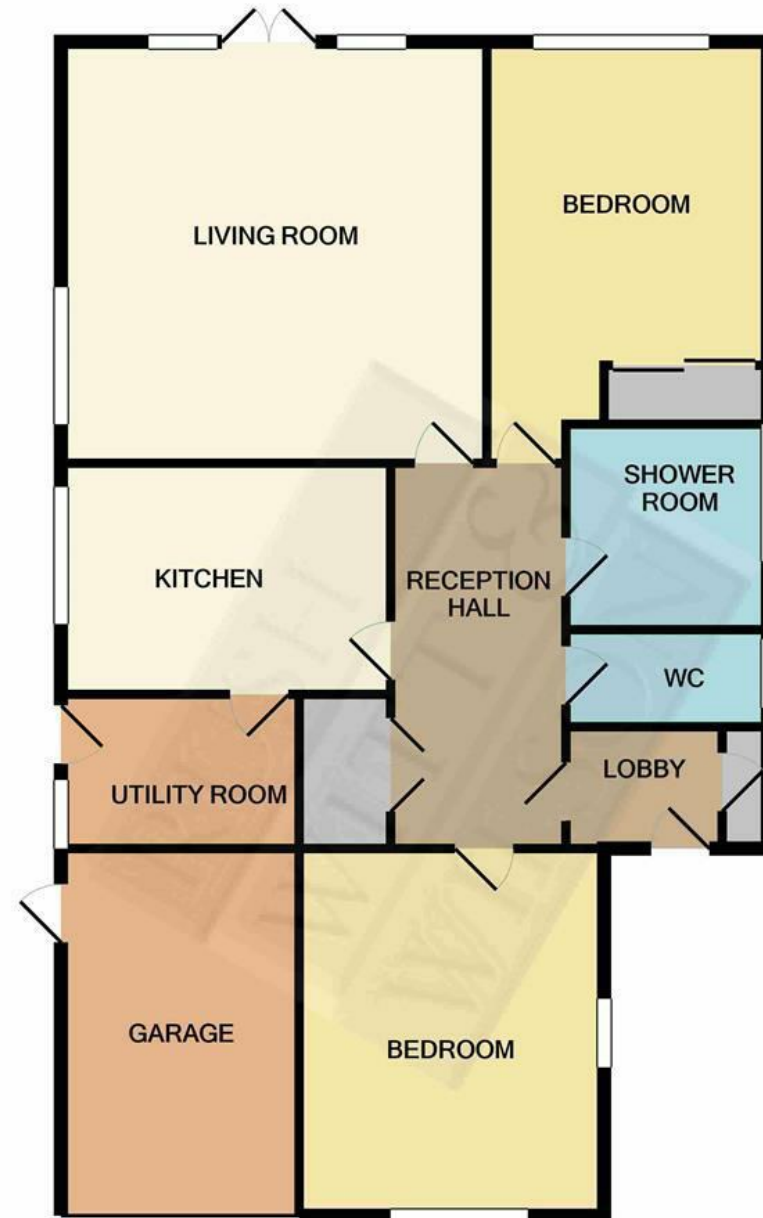
Electrically operated roller door, power and light, gas central heating and domestic hot water boiler.

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.

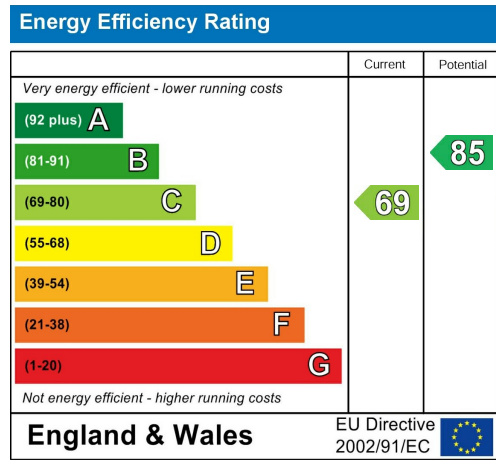
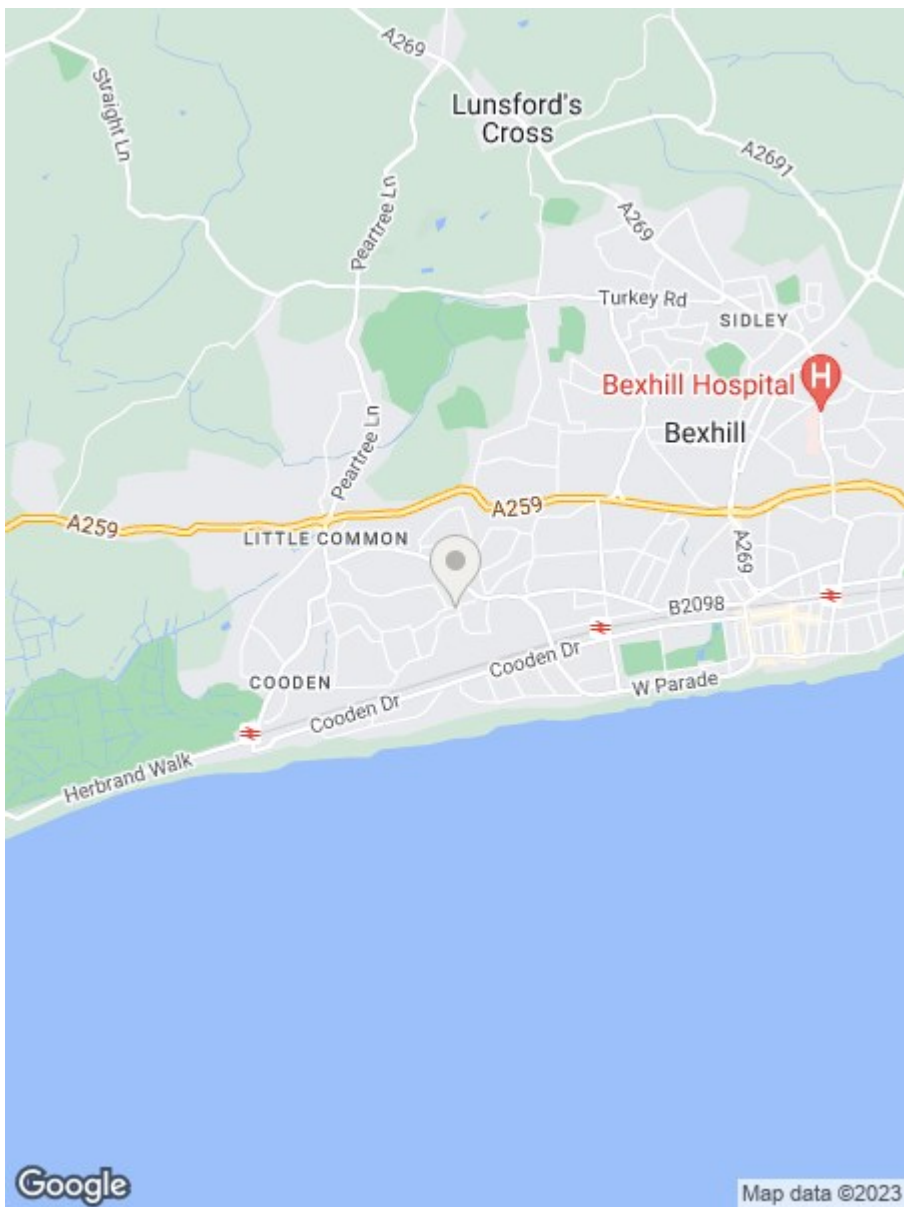




TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 SQ.M.)

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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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