

**RUSH  
WITT &  
WILSON**



**22 Collington Lane West, Bexhill-On-Sea, East Sussex TN39 3SA  
Guide Price £635,000**

**An opportunity to acquire this impressive and unique four bedroom character property with extensive gardens, ideally tucked away in this private and secluded leafy setting of West Bexhill. Offering bright and spacious accommodation throughout, the property comprises a large entrance hall, bay fronted lounge, fitted kitchen/breakfast room, separate dining room, sun/garden room, bedroom/study, shower room and utility room all to the ground floor. To the first floor there are a further three double bedrooms, large reception hall and a family bath/shower room. Other internal benefits include gas central heating to radiators, high quality double glazing throughout most of the property and a basement providing ample storage space. Externally the property boasts a stunning private and secluded rear garden beautifully sectioned in to three separate areas with extensive and mature plants, shrubs and trees, timber decking area with garden pond, sun patios, and a lawned area that stretches a further 300ft. To the front of the property there is a gravelled laid driveway providing off road parking for multiple vehicles, a single garage and a wide range of plants, shrubs and trees offering privacy and seclusion. Ideally situated in this favoured part of West Bexhill, still within easy walking distance to Collington railway station and Bexhill Beach and still only being approximately 1 mile Bexhill town centre. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning character property boasting many original features in this popular and sought after location. Council Tax Band E.**

**The Property has previously had planning permission granted for a second story side extension to create a fifth bedroom and shower room (please note the planning permission has now lapsed - but there is further potential in the property providing the usual permissions are obtained).**



### **Entrance Porch**

7'8" x 6'4" (2.36 x 1.95)

Single glazed front door leading to entrance porch, with single glazed windows to the front and side elevations, tiled floor, obscured glass panelled internal front door leading to the entrance hall.

### **Hallway**

Stairs leading to the first floor, two radiators, under stairs storage cupboard, stairs leading down to basement.

### **Basement**

Gas central heating boiler, light and power, ample storage space.

### **Lounge**

21'9" x 12'4" (6.65 x 3.78)

Double glazed leaded light bay window to the front elevation, internal single glazed leaded light bay window to the side elevation looking through to the porch, radiator, bespoke joinery fitted furniture comprising storage cabinets and shelving, feature fireplace with open fire.

### **Dining Room**

12'10" x 12'9" (3.93 x 3.89)

Double glazed windows to the rear elevation, radiator, feature fireplace with open fire.

### **Kitchen/Breakfast Room**

15'5" x 11'2" (4.71 x 3.41)

Double aspect, double glazed windows to the rear and side elevations overlooking the rear garden, a set of timber framed single glazed windows to the side elevation, radiator, fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, inset butler sink with mixer tap, space for range style cooker, plumbing space for dishwasher, space for freestanding fridge/freezer, part tiled walls, recessed ceiling spotlights, tiled floor.

### **Sunroom/Garden Room**

11'6" x 10'5" (3.51 x 3.18)

Large double glazed French doors to the rear elevation giving access onto the rear garden, radiator, door with access to utility room, recessed ceiling spotlights, radiator.

### **Utility Room**

7'0" x 5'8" (2.14 x 1.73)

Plumbing space for washing machine, space for additional white goods, recessed ceiling spotlights, door with access into garage.

### **Bedroom Four/Study**

11'0" x 8'11" (3.37 x 2.74)

Double glazed window to the front elevation, radiator, recessed ceiling spotlights.

### **Ground Floor Shower Room**

Internal obscured window with fitted plantation shutters, radiator, low level wc, bespoke vanity unit with wash hand basin and storage cupboards and drawers beneath, walk in shower cubicle with wall mounted shower controls, rain effect showerhead, part tied walls, extractor fan.

### **First Floor Landing**

Skylight, original single glazed windows to the side elevation with secondary glassing, access to loft space, steps leading down to the large reception hall.

### **Reception Hall**

14'8" x 9'0" (4.48 x 2.75)

Original timber glazed windows to the side elevation with secondary glassing, radiator.

### **Bedroom One**

14'11" x 10'2" (4.56 x 3.10)

Double glazed windows to the front elevation, radiator, large range of fitted wardrobes comprising hanging space and shelving, recessed ceiling spotlights.

### **Bedroom Two**

15'5" x 10'2" (4.71 x 3.10)

Double aspect, double glazed windows to the rear and side elevations, radiator, large range of fitted wardrobes with hanging space, shelving and storage cupboards above, in the corner of the room there is an en-suite area comprising pedestal mounted wash hand basin and walk in shower cubicle with wall mounted electric power shower, shower attachment and part tiled walls.

### **Bedroom Three**

13'2" x 10'11" (4.03 x 3.35)

Double glazed bay window to the side elevation, double glazed window to the front elevation, radiator, large storage cupboard with hanging space and shelving.

### **Family Bathroom**

Obscured double glazed windows to the side elevation, heated chrome towel rail, white suite comprising bespoke vanity unit with wash hand basin, panelled enclosed bath with mixer tap and shower attachment, low level wc, walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, Sky lights, recessed ceiling

spotlights, fitted shelving, large airing cupboard housing the hot water cylinder with slatted shelving.

### **Outside**

#### **Front Garden**

Five bar gate giving access onto the large gravelled laid driveway, providing off road parking for multiple vehicles, front gardens with extensive and mature plants, shrubs and trees.

#### **Single Garage**

Single garage with up and over door, light, power and fitting shelving. The garage continues into a corridor with a rear access onto the rear garden.

#### **Rear Garden**

A stunning private and secluded part walled garden comprising blocked paved sun patio that surrounds the rear of the property, large timber decking area suitable for alfresco dining and entertaining, central garden fish pond, the garden then extends to approximately 300ft, with blocked paved pathway, the rest of the garden is mainly laid to lawn, throughout the garden there are extensive and mature plants, shrubs and trees, to the very rear of the garden there is gated access to an allotment area with greenhouse and vegetable patches. Rear access into covered walk way that leads into the garage.

#### **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.

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GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.

1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

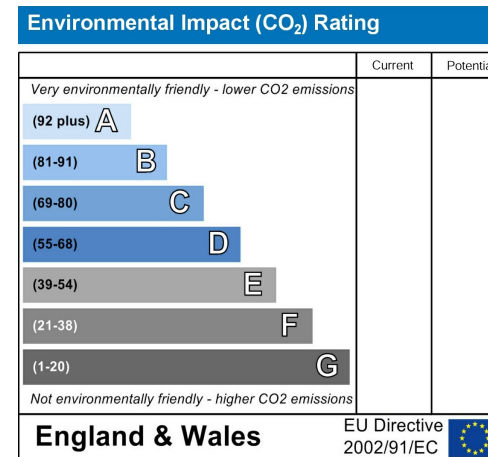
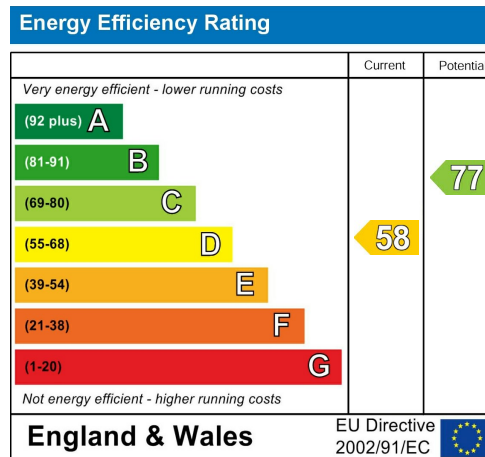
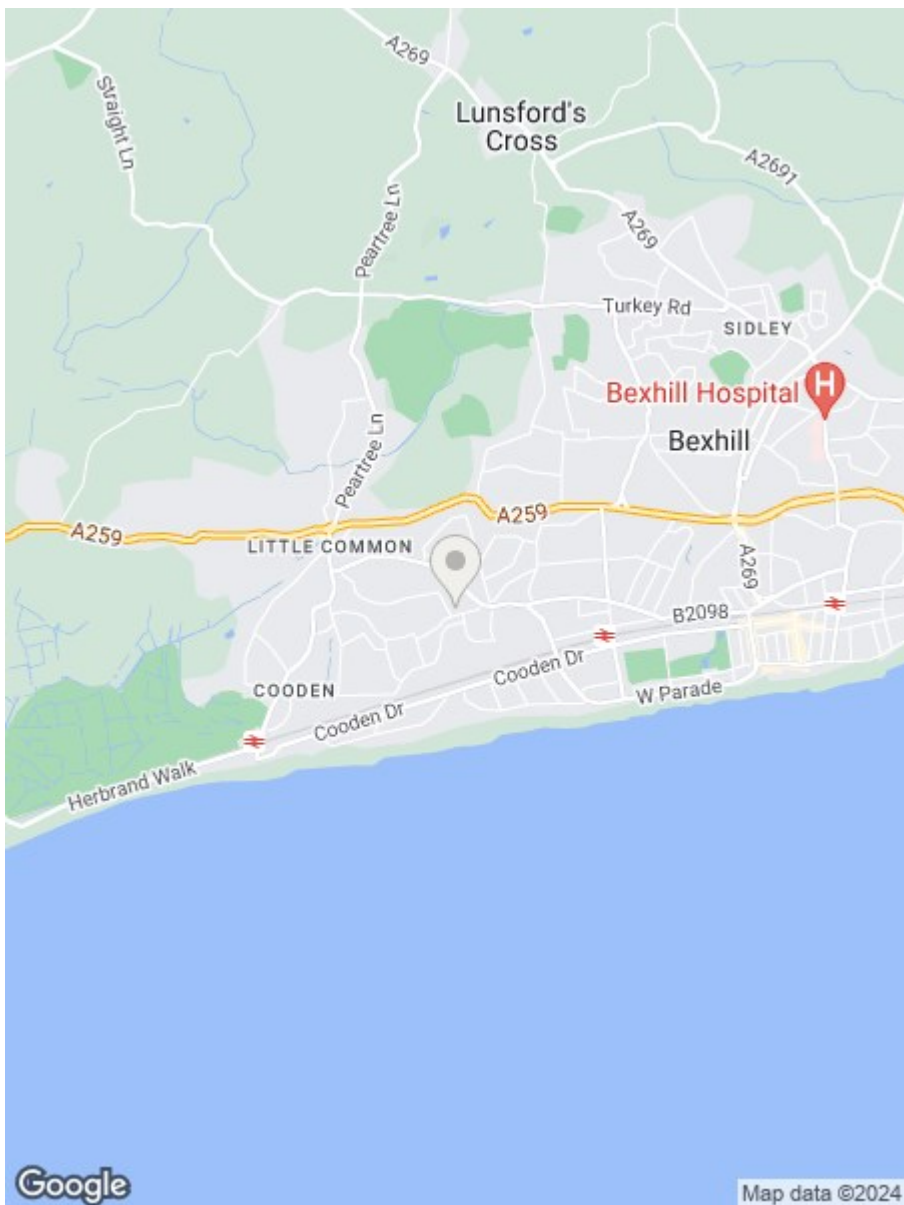


BASEMENT  
222 sq.ft. (20.6 sq.m.) approx.

SOME OF THE WALLS IN THIS PROPERTY RUN AT ANGLES AND IS FOR A GUIDE ONLY

TOTAL FLOOR AREA : 2236 sq.ft. (207.7 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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