

**RUSH  
WITT &  
WILSON**



**27 Collington Lane West, Bexhill-On-Sea, East Sussex TN39 3TD  
£599,950**

**A very special circa. 1920's three bedroom detached house with stunning gardens, located in the beautiful Collington Lane West Bexhill. Accommodation comprises entrance porch, two reception rooms, kitchen/ breakfast room, utility room, downstairs cloakroom, three bedrooms to the first floor, box room/ study and bathroom and separate WC. 'Little Oaks' comes with modern gas central heating system and doubled glazed windows and doors.garage, beautiful private gardens, detached garage, graveled driveway with extensive off road parking. Viewing comes highly recommended by Rush, Witt and Wilson sole agents.**



**Entrance Porch**

With windows to both side and front elevations, quay tiled flooring, entrance door leading through to hallway.

**Entrance Hallway**

Radiator, security alarm system controls, understairs storage cupboard.

**Living Room**

17'6 x 11'9 (5.33m x 3.58m)

Bay window to the front elevation, gas fired wood burning stove set on tiled plinth and single radiator.

**Dining Room**

14'10 x 10'8 (4.52m x 3.25m)

Bay window to front elevation, double radiator.

**Kitchen**

12'3 x 9'5 (3.73m x 2.87m)

Windows to both side and rear elevation, fitted kitchen comprising a range of wall and base units with laminate roll edge worktops, one and half bowl single drainer enamel sink unit with mixer tap, built in dish washer, integrated oven and grill with gas hob, extractor canopy and light, quay tiled floor and space for fridge freezer. Skirting board heater.

**Utility Room**

8'11 x 10' (2.72m x 3.05m)

Door and window to rear elevation, butler sink, plumbing for washing machine, wall mounted gas central heating boiler, base units with laminate roll edge worktops, double radiator, quay tiled floor.

**Cloakroom**

Latched door leading in to cloakroom with wc with concealed cistern, obscured glass window to side elevation, quay tiled floor,

**First Floor Landing**

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

**Bedroom One**

11'9 x 12' (3.58m x 3.66m)

Window to front elevation, built in wardrobe cupboard, pedestal wash hand basin with tiled splash backs, single radiator.

**Bedroom Two**

10'7 x 11'10 (3.23m x 3.61m)

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

**Bedroom Three**

9'4 x 6'6 (2.84m x 1.98m)

Window to side elevation, single radiator.

**Box Room/ Study**

6'7 x 6' (2.01m x 1.83m)

Window to front elevation.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, additional shower head with chrome controls and fixings, pedestal wash hand basin, chrome heated towel rail, obscured glass window to side elevation, part tiled walls.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin with tiled splash back, obscured glass window to side elevation.

**Outside****Front Garden And Side Gardens**

A particularly beautiful feature of the property, mainly laid to lawn with mature shrubbery and hedging to all sides offering privacy and seclusion. Driveway for off road parking and gravel area for additional parking, summer house, additional path to the side of the property, beautiful mature trees and shrubbery of various kinds.

**Single Detached Garage**

With opening doors, power and light, side access to rear of the property.

**Rear and Courtyard Garden**

Outside water tap, patio area for alfresco dining, access to rear of the garage via personal door, timer framed shed, enclosed with a combination of fencing and retaining wall, access to front of the property. Mature shrubbery of various kinds ad awn the courtyard garden.

**Agency 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.



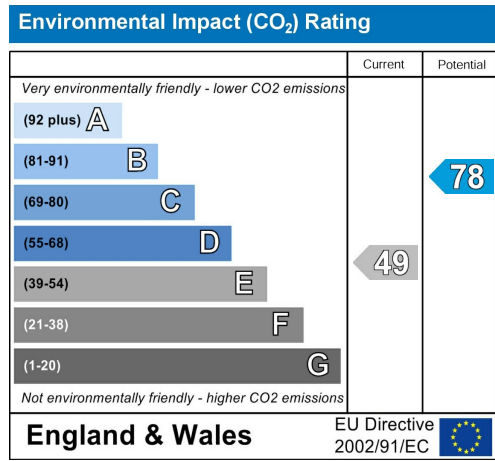
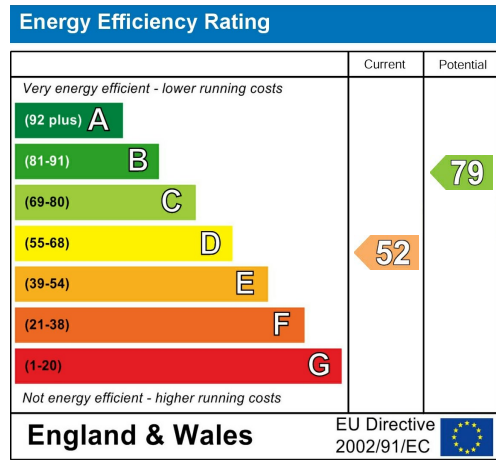


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 624 SQ.FT.  
 (57.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 520 SQ.FT.  
 (48.3 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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