



**Collington Avenue, Bexhill-On-Sea TN39 3NB**



**welcome to**

**Collington Avenue, Bexhill-On-Sea**

A beautiful, deceptively spacious four double-bedroom detached house, located in the highly desirable Collington area, just a short distance away from the seafront, local shops, transport stations and Bexhill Town. Contact Fox & Sons today to arrange a viewing!



## Front Garden

A secluded front garden offering off-road parking for multiple cars on a shingle top driveway, mature shrubbery to the front boundary offering privacy to the ground floor front outlook, lawn space, front access to the garage and separate gated side access leading to the East of the house.

## Entrance Porch/Hall

With porch access into the entrance hallway, leading to the lounge, kitchen dining room, utility and stairs to the first floor, radiator & powerpoints.

## Kitchen/Dining Room

21' 4" x 16' 6" ( 6.50m x 5.03m )

The kitchen offers a spacious plot featuring multiple storage cupboards both mid-level and above, integral dishwasher, a branded Flavel gas cooker with extractor fan above, space for a double fridge freezer, double glazed windows to the rear aspect, breakfast bar, powerpoints and wooden flooring. Leading seamlessly into the dining area, an open space with plenty of room for a large dining table and sofa, multiple powerpoints & radiator, continued wooden flooring and dual aspect windows including a feature bay window & double-glazed double-doors leading into the rear garden.

## Lounge

16' 6" x 11' 6" ( 5.03m x 3.51m )

The lounge offers a cosy plot with a feature fireplace, radiator, powerpoints and a double-glazed bay window to the front aspect, over-looking the front garden.

## Utility

6' 3" x 5' 7" ( 1.91m x 1.70m )

The utility comprises space and plumbing for a washing machine & tumble dryer, as well as access to the side of the property via a double glazed door, above head storage cupboards with the boiler fitted in and multiple powerpoints. A generously proportioned external side utility area accommodating a large storage shed, garden WC and extra garden storage can be found through the side access door.

## Wc

With access via the utility, the additional WC downstairs features a low-level WC, wash-hand basin

and a neutral finish.

## Landing

With an 11ft ceiling height & feature hanging light pendants, the upstairs landing is spacious and bright featuring three large automated velux windows above, and three gorgeous & unique stained glass patterned windows below, facing the side aspect of the property. Also featuring Night Time Motion and sense LED uplighting throughout, airing cupboard storage & powerpoints.

## Bedroom One

16' 7" x 11' 6" ( 5.05m x 3.51m )

The first of the four double bedrooms, with a large double glazed feature bay window to the front aspect, two smaller double glazed windows to both side aspects, radiator & powerpoints.

## Bedroom Two

12' 11" x 11' 11" ( 3.94m x 3.63m )

The second bedroom comprises of a large, triple-aspect double-glazed bay window to the rear aspect, South-facing and over-looking the garden, as well as a smaller single double glazed window to the side aspect, powerpoints and radiator.

## Bedroom Three

19' 2" x 10' ( 5.84m x 3.05m )

With dual aspect double-glazed windows, the primary of the two south-facing and over-looking the garden, radiator to the rear and multiple powerpoints.

## Bedroom Four

12' 9" x 9' 1" ( 3.89m x 2.77m )

With double glazed south-facing windows to the rear aspect, multiple powerpoints, above head shelving units and radiator to the side aspect and access to the expansive loft via and pull down loft hatch.

## Bathroom

10' 7" x 7' 7" ( 3.23m x 2.31m )

Featuring a full width pannelled bath, double shower with modern fittings, low-level WC and mid-level wash-hand basin, large & heated towel rail and mirror with concealed LED lighting, automated skylight, large velux window, an additional double-glazed window to the front aspect dressed with plantation shutters and plenty of storage, all to a modern finish.

## Garage

19' 8" x 9' 10" ( 5.99m x 3.00m )

A spacious garage with south-facing windows over-looking the West terrace, light and power - perfect for additional storage.

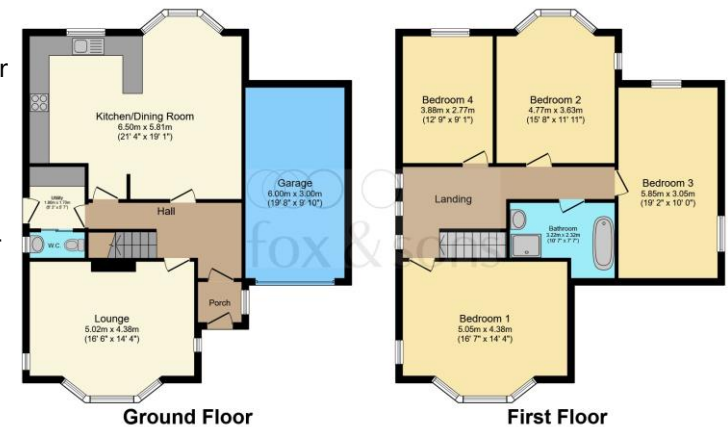
## Rear Garden

A secluded South-facing garden with two raised terraces framed with raised planters, with the East terrace and central steps to the lower garden laid with Indian Sandstone and the West terrace laid with artificial turf. With both patio and a large lawn space, mature shrubbery & private fencing surround which gives a safe & secluded feel, perfect for family gatherings in the Summer sun. And additional side plot suitable for expanding a garden room/out-building.

## Additional:

Cat 6 ethernet cabling to the hallway, lounge, kitchen-dining area, bedroom one and bedroom four.

This property also benefits from existing planning consent for a significant two-storey front extension, and conversion of the garage to accommodate an additional shower room, family room or fifth bedroom at the ground level, and a potential en-suite shower room and walk in wardrobe for bedroom one on the first floor level. (Planning reference:RR/2022/1210/P valid until July 2025)



Total floor area 170.3 m<sup>2</sup> (1,833 sq.ft.) approx  
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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welcome to

## Collington Avenue, Bexhill-On-Sea

- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER COLLINGTON LOCATION
- STUNNING CHARACTER FEATURES
- CLOSE TO SEAFRONT, TRAIN STATIONS AND BEXHILL TOWN
- DETACHED HOUSE

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS111403 - 0006

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