



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

  
fox & sons

**welcome to**

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

Fox & Sons are delighted to market this beautiful split-level maisonette, offering a stunning South-facing garden & conservatory, two spacious bedrooms both with en-suite facilities, three generously sized receptions rooms and recently renovated kitchen!



## Entrance Hall

A private entrance leading to cloakroom space and the downstairs WC.

## Kitchen

19' 7" x 9' 4" ( 5.97m x 2.84m )

An absolutely stunning modern space, featuring 'cool blue' matching wall and base storage units with marble pattern worktops and matching marble design wallboards, triple-glazed windows to the rear aspect allowing natural light to flood the room, a double mixer tap & drainer unit below those windows, integrated dishwasher, electric inset four-ring ceramic hob with extractor fan above, eye-level electric double oven/grill, space and plumbing for a washing machine, tumble dryer and fridge freezer and multiple powerpoints for appliances.

## Dining Room

11' 11" x 11' 9" ( 3.63m x 3.58m )

Consisting of a character feature fireplace, double-door access leading seamlessly into the conservatory and multiple powerpoints across the room.

## Lounge

15' 11" x 13' 11" ( 4.85m x 4.24m )

Comprising a feature fireplace with pretty & delicate patterning, several low-level fitted storage cupboards following the length of the room to the side aspect along with eye-level shelving units, multiple powerpoints and TV point, carpeted throughout and offering access to the sun terrace via triple-glazed double doors.

## Conservatory

11' 3" x 11' 2" ( 3.43m x 3.40m )

A gorgeous light, bright and airy space with triple-glazed windows, access to the sun-terrace & garden, powerpoints and wood effect laminate flooring.

## Study/Reception Room

10' 1" x 9' 11" ( 3.07m x 3.02m )

An open plan space featuring another feature fireplace, powerpoints, triple-glazed windows to the front aspect of the property, storage cupboard, carpeted throughout and access to stairs leading to the upper floor.

## Bedroom One

15' 11" x 13' 11" ( 4.85m x 4.24m )

The master double-bedroom offers access to the en-suite, large triple-glazed bay windows overlooking the front of the property, multiple powerpoints and carpet throughout.

## En-Suite

7' 11" x 4' 11" ( 2.41m x 1.50m )

A neutral matching suite featuring a double shower tray with both rainfall shower head and hand held shower head fittings, low-level WC, pedestal wash hand basin, large bathroom cupboard, wall mounted electric towel rail and fitted with modern, waterproof & light reflecting wallboards on all four walls.

## Bedroom Two

10' 4" x 9' 5" ( 3.15m x 2.87m )

Similar to the master, the second bedrooms offers plentiful light from the triple-glazed windows, multiple powerpoints, carpeted throughout.

## Shower Room

The upstairs shower room is another matching neutral suite, offering a single shower tray and shower panel above, low-level WC and pedestal wash hand basin.

## Sun Terrace

A delightful & unique, recently relaid with long lasting composite materials decking terrace with access leading from the conservatory and lounge and leading to the garden.

## Rear Garden

A beautiful & private garden, offering both landscaped lawn and patio areas alike, low-maintenance, side access to the front of the property, sunken garden pond and mature shrubbery surround.

## Shed/Workshop

18' x 4' ( 5.49m x 1.22m )

A brick built shed/workshop area attached to the East side of the property, benefiting from power and light plus access from both the front and rear of the property.



Total floor area 128.4 m<sup>2</sup> ( 1,382 sq.ft. ) approx  
This 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.focalagent.com](http://www.focalagent.com)



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welcome to

## Collington Avenue, Bexhill-On-Sea

- 50% SHARE OF FREEHOLD
- BEAUTIFUL SOUTH-FACING GARDEN
- SPLIT-LEVEL MAISONETTE
- CONSERVATORY & SUN-TERRACE
- NO ANNUAL MAINTENANCE OR SERVICE CHARGES

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112176 - 0003

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