



Colebrooke Road, Bexhill-On-Sea TN39 3PZ



welcome to

Colebrooke Road, Bexhill-On-Sea

Fox & Sons are delighted to present to the market this deceptively spacious character Edwardian property situated in a highly sought after area of Collington, in close proximity to local station, shops and facilities. Continued....



Entrance Porch

Having double glazed windows to the front and side aspects and steps leading into the main hallway, Open glazed porch.

Entrance Hall

Having double glazed window to the side aspect, exposed wooden floor throughout, feature staircase with half landing to the first floor, large under stairs storage cupboard housing electric consumer unit with a light, spotlights, radiator points, and doors leading through to ground floor rooms.

Cloakroom

Having a low level WC, double glazed sash window to the side aspect, roll top radiator, partly tiled walls and a corner wash hand basin.

Lounge

18' 9" x 15' 11" (5.71m x 4.85m)

Having a bay window to the rear aspect with double doors leading to the garden, two roll top radiators, fireplace with oak surround and mantle, exposed painted wood flooring, feature original moulded plaster coving.

Dining Room

19' 1" x 15' 11" (5.82m x 4.85m)

Having a large bay window to the front aspect, roll top radiator, exposed brick built fireplace with oak surround, exposed wooden painted flooring, original feature plaster coving.

Kitchen/ Family Room

31' 7" x 12' 2" (9.63m x 3.71m)

The spacious kitchen area has a large sink to ceiling height double glazed window overlooking the side garden, and a range of wall and base units incorporating solid wood worktops, twin butler sink with drainer, space and plumbing for dishwasher, American fridge freezer, a range cooker, wood effect flooring, plinth lighting, radiator and a stunning exposed brick wall. A breakfast bar/island overlooks the family space which has a dining area with a window overlooking the rear patio, and a further

lounge area with a wall mounted flame effect fire and double glazed door to the side leading to the garden.

First Floor Landing

Stairs rising from ground floor to first floor landing with a half landing staircase that is an essential feature of the property, window to the side aspect overlooking side garden, exposed wooden flooring throughout, spotlights and an airing cupboard with bi-fold door and loft access to a substantial vaulted attic which could be converted to a master bedroom suite or studio.

Bedroom One

19' 3" x 16' 2" (5.87m x 4.93m)

Having a large bay window to the front aspect, stained exposed wooden flooring, roll top radiator, exposed brick fireplace and feature ornate mouldings.

Bedroom Two

20' x 15' 10" (6.10m x 4.83m)

Having a bay window to the rear aspect, exposed painted wooden flooring, roll top radiator, brick built fireplace, feature ornate mouldings, feature cast iron fireplace with wooden surround.

Bedroom Three

13' 9" x 9' 4" (4.19m x 2.84m)

Double glazed bay window to the front aspect, painted wood flooring throughout and original feature mouldings, radiator point.

Bedroom Four

16' 2" x 12' (4.93m x 3.66m)

Having windows to the rear and side aspects, painted exposed wood flooring, double radiator and vaulted ceiling.

Bathroom

Having an extra-large free standing roll top bath with shower attachment, WC, vanity unit with sink and mixer taps, exposed brick built chimney breast with cast iron fireplace, heated towel rail, window to the

side aspect and feature wood beam, bespoke etched glass panelling above door.

Shower Room

Having a double shower cubicle with fitted glass screen with rainfall shower head over, heated towel rail, windows to the side aspect, exposed painted brick feature wall, corner WC and wash hand basin with vanity unit with mixer tap, tiled floor, feature wooden beam, bespoke etched glass panelling above door.

Outbuildings

The property benefits from three pitch roof outbuildings that comprise of a utility area, storage facilities and a workshop.

Workshop

7' 6" x 6' 5" (2.29m x 1.96m)

Having power and lighting, ample storage facilities and original flagstone floor.

Storage Area

7' 6" x 6' 1" (2.29m x 1.85m)

Having windows to the side aspect, power and lighting and original flagstone floor.

Utility Room

12' 4" x 8' 2" (3.76m x 2.49m)

Having double glazed windows to the front aspect, space and plumbing for a washing machine and tumble dryer, chest fridge freezer, sink with water tap, power and lighting and original flagstone floor. Door to side of the property.

Rear Garden

Mainly paved with various raised seating areas, steps leading down to further patio area outside of the main living room, gated side access. To the rear of the garden there is a further patio area with many mature trees and shrub borders for added privacy and fencing all around.

Front Garden



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Ground Floor

First Floor

Total floor area 201.4 sq.m. (2,168 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Colebrooke Road, Bexhill-On-Sea

- SUBSTANTIAL EDWARDIAN HOUSE WITH FOUR BEDROOMS
- MAJOR REFURBISHMENT IN 2018
- SOUGHT AFTER COLLINGTON LOCATION
- BEAUTIFUL ORIGINAL AND RESTORED CHARACTER FEATURES WITH STUNNING EDWARDIAN STAIRCASE
- CLOSE TO COLLINGTON TRAIN STATION, BUS ROUTES, PARKS AND SEAFRONT

Tenure: Freehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS111717 - 0008

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