



BURGESS & CO.  
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18 Collington Grove, Bexhill-On-Sea, TN39 3UB

£915,000 Freehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this exceptionally impressive and substantial 1920's detached family home, situated within this highly sought after quiet residential area of West Bexhill. Ideally located within easy reach of both the amenities and shopping facilities of Little Common Village as well as Bexhill Town Centre with mainline railway station, seafront and iconic De La Warr Pavilion. This property has been renovated to a extremely high standard throughout and is set within a large plot of approximately 0.25 acres in total. It is set back and elevated from the road providing plenty of space to the front and rear, and also captures distant SEA VIEWS. The property boasts bright and spacious accommodation throughout and the ground floor comprises a large reception hall, a dual aspect sitting room, a reception/dining room, large kitchen/breakfast room with integrated Bosch appliances, a separate utility room and a cloakroom. To the first floor there are five good size bedrooms, with the main bedroom having an en suite shower room and there is also a stunning family bath/shower room. To the outside is a large front garden, with a long driveway leading to a detached double garage with scope for conversion, subject to the relevant planning permissions, and to the rear there is a raised garden with patio area. Viewing comes very highly recommended to truly appreciate all this property has to offer.

**Porch**  
With tiled floor, radiator, tripled glazed window to the front.

**Reception Hall**  
18'1 x 12'8  
With parquet flooring, feature open fireplace with tiled surround & hearth, bespoke fitted handmade shelving unit, radiator, understairs cupboard, double glazed door to the rear.

**Sitting Room**  
21'3 x 13'9  
With wood flooring, original open fireplace with sandstone surround & hearth, four radiators, picture rail, triple glazed window to the rear, triple glazed bay window to the front.

**Reception Room**  
13'8 x 12'0  
With picture rail, radiator, feature open fireplace with hearth & mantel, wood flooring, triple glazed window to the front.

**Kitchen/Diner**  
22'1 x 11'1  
Comprising a range of matching wall & base units, Silestone worksurface, inset Franke sink & drainer with Fohen boiling water tap, central island unit, Bosch induction hob & extractor fan, eye level Bosch double oven, integrated Bosch dishwasher, integrated Bosch fridge/freezer, tiled floor, space for table & chairs, two radiators, three triple glazed windows to the front.

**Breakfast Area**  
12'5 x 10'1  
With tiled floor, wall & base units, double glazed door to the rear, bespoke door to

**Cloakroom**  
4'0 x 3'2  
Comprising floating marble wash hand basin with waterfall mixer tap, digital thermostat, door to low level w.c, tiled floor, triple glazed frosted window to the rear.

**Utility Room**  
6'11 x 5'7  
Comprising worksurface, cupboards under, inset sink with mixer tap & drainer, appliance space, radiator, tiled floor, ceiling spotlights, two triple glazed frosted windows to the rear.

**First Floor Landing**  
With radiator, hatch to loft space, airing cupboard with radiator, large triple glazed window to the rear. Door to eaves storage with Worcester boiler, Bosch water tank.

**Bedroom One**  
16'3 x 12'4  
With three radiators, fitted wardrobes, picture rail, triple glazed bay window to the front enjoying far reaching sea views. Door to

**En-suite Shower Room**  
8'1 x 6'4  
Comprising open double shower with waterfall shower head, shower screen, floating double sink with mixer tap & drawers under, mirror with light, black towel rail, low level w.c, tiled floor, partly tiled walls, ceiling spotlights, extractor fan, triple glazed frosted window to the rear.

**Bedroom Two**  
12'8 x 12'8  
With radiator, feature fireplace, picture rail, triple glazed window to the front.

**Bedroom Three**  
14'0 x 11'9  
With radiator, picture rail, triple glazed window to the front.

**Bedroom Four**  
11'4 x 7'8  
With radiator, picture rail, triple glazed window to the front.

**Bedroom Five/Study**  
8'1 x 7'3  
With radiator, picture rail, triple glazed window to the side.

**Family Bathroom**  
11'3 x 5'8  
Comprising free standing bath with waterfall tap, shower cubicle with waterfall shower head & sliding door, low level w.c, bespoke vanity unit with wash hand basin & waterfall tap, partly tiled walls, ceiling spotlights, extractor fan, tiled floor, two triple glazed frosted windows to the rear.

**Outside**  
To the front there are double gates leading to a sloped block paved driveway providing off road parking for several vehicles, an area of lawned garden retained by sleepers &

enclosed by fencing, enjoying a southerly aspect. To the rear, there is a patio area, rendered white walls, shingle seating area, steps lead to area of lawned garden with mature plants & shrubs.

**Detached Double Garage**  
17'9 x 17'2  
With original wooden doors, power, lean-to to the side & electric car charger.

**NB**  
Council tax band: E

