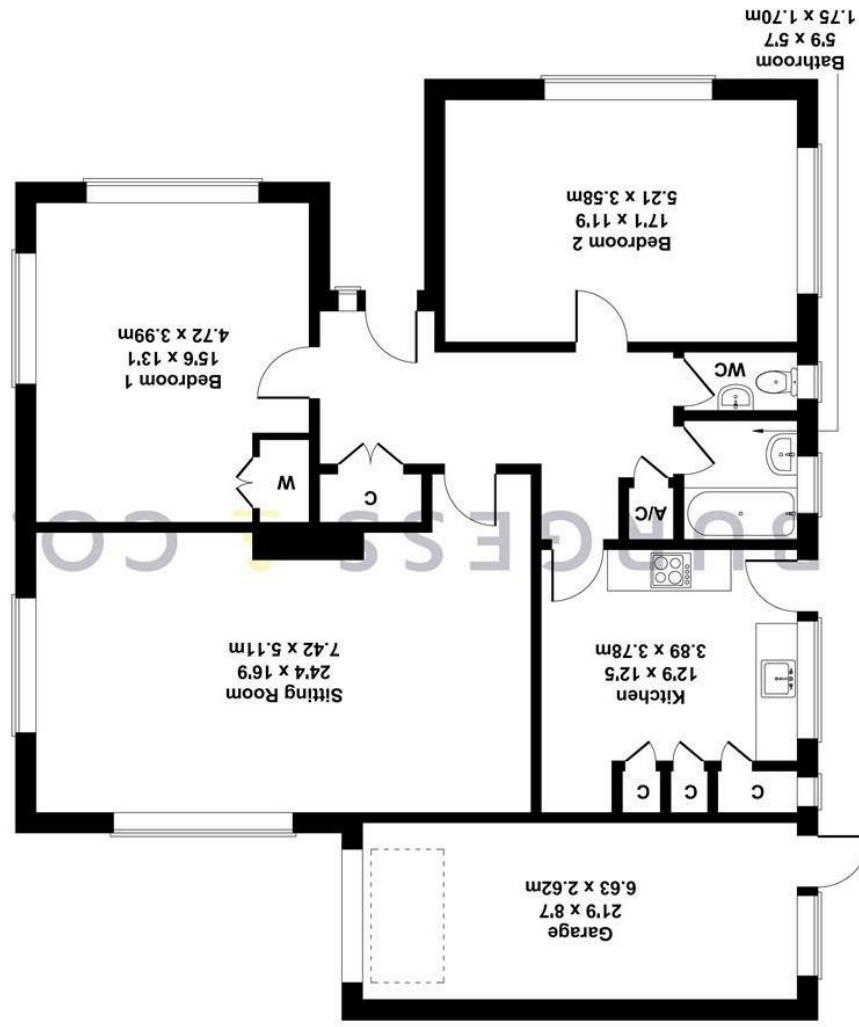




Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Collington Grove  
Approximate Gross Internal Area  
1334 sq ft - 124 sq m

BURGESS & CO.  
01424 222255

31 Collington Grove, Bexhill-On-Sea, TN39 3UB

Offers In Excess Of  
£360,000 Freehold





01424 222255

Burgess & Co are delighted to bring to the market this charming detached bungalow occupying a corner plot and situated in a sought after and quiet residential area of West Bexhill. Ideally located being within half a mile of Little Common Village with its shopping facilities, doctors surgery and bus services. Bexhill Town Centre is within 2 miles providing a further array of shops, restaurants, mainline railway station and seafront. The accommodation is arranged to provide an entrance hall, a 24'4 living room, a kitchen, two double bedrooms, a bathroom and a separate w.c. The property does require modernisation but does benefit from double glazing, gas central heating, parquet flooring, off road parking and a garage. The garden wraps around the property to two sides and is mainly laid to lawn with flowerbeds containing a variety of plants and shrubs. There is also the added benefit of NO ONWARD CHAIN.

**Entrance Hall**

With radiator, storage cupboard, parquet flooring, loft hatch, airing cupboard, single glazed frosted window.

**Living Room**

24'4 x 16'9  
With two radiators, parquet flooring, feature fireplace, double glazed window to the rear & side.

**Kitchen**

12'9 x 12'5  
Comprising base units, worksurfaces, inset sink unit, fitted electric hob with oven under, tiled splashbacks, radiator, tiled floor, Worcester boiler, three storage cupboards, double glazed window to the side, double glazed frosted door to the side.

**Bedroom One**

15'6 x 13'1  
With radiator, parquet flooring, built-in wardrobe, double glazed window to the front & side.

**Bedroom Two**

17'1 x 11'9  
With radiator, parquet flooring, double glazed window to the rear & side.

**Bathroom**

5'9 x 5'7  
Comprising bath with Mira electric shower over, pedestal wash hand basin, heated towel radiator, tiled walls & floor, double glazed frosted window to the rear.

**Separate W.C**

Comprising low level w.c, wash hand basin, tiled floor, double glazed frosted window to the rear.

**Garage**

21'9 x 8'7  
With up & over door, double glazed window & door to the side.

**Outside**

To the front there is an area of lawn with mature

hedges & shrubs, pathway and side access. To the rear there is a courtyard garden with mature hedges, a patio area, outside tap and gated side access.

**NB**

Council tax band: E

