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**BURGESS & CO.**  
01424 222255

58 Collington Avenue, Bexhill-On-Sea, TN39 3RA

Offers Over  
£675,000 Freehold



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Burgess & Co are delighted to offer for sale this charming, bright and spacious detached period property located in the sought after COLLINGTON area of West Bexhill. Ideally situated being under one and half miles of Bexhill Town Centre with mainline railway station, shopping facilities, restaurants, sea front and the iconic De La Warr Pavilion. Little Common Village is under one mile away with further shopping facilities, doctors surgery and the sought after Little Common Primary School. The spacious accommodation is arranged to provide a sitting room, a dining room, a conservatory, a kitchen and a cloakroom to the ground floor. To the first floor there are three double bedrooms one with an en-suite shower room and a family bathroom. To the second floor there is a large converted loft room that could be used as a FOURTH BEDROOM or a home office. The property features double glazing throughout, gas fired central heating, ample off road parking, a garage and a delightful enclosed rear garden measuring approximately 130ft in length. An internal inspection is highly recommended to fully appreciate all this property has to offer by vendors sole agents.

**Porch**

Double glazed front door to porch with door to

**Entrance Hall**

With radiator, storage cupboard.

**Sitting Room**

16'1 x 14'9

A bright and spacious room with radiator, a disused fireplace, shelved alcoves, dual aspect with feature double glazed bay window to the front, double glazed window to the side.

**Dining Room**

13'6 x 11'9

A well proportioned with radiator, dual aspect with double glazed window to the side, double glazed doors to

**Conservatory**

16'6 x 11'8

With dwarf brick walls, double glazed picture windows, pitched double glazed roof, double glazed doors to the garden.

**Kitchen**

15'4 x 13'9

Comprising matching range of wall & base units, Corian worksurfaces, inset sink unit, large island unit with inset five ring gas hob & stainless steel extractor hood over, integrated eye level double oven, fridge/freezer, space & plumbing for washing machine, tumble dryer & dishwasher, double glazed window overlooking the garden, double glazed door to side access. Door to

**Downstairs Cloakroom**

Comprising low level wc, vanity unit with inset wash hand basin.

**First Floor Landing**

With airing cupboard housing wall mounted gas boiler & water tank.

**Bedroom One**

16'6 x 14'9

A bright and spacious room with radiator, range of floor to ceiling built in wardrobes, feature double glazed bay window to the front, door to

**En-suite Shower Room**

13'1 x 11'6

Comprising walk-in shower cubicle, low level w.c, bidet, vanity unit with inset wash hand basin, built-in wardrobe, double glazed window to the front.

**Bedroom Two**

13'8 x 11'8

A lovely bright and spacious dual aspect room with radiator, vanity unit with inset wash hand basin, double glazed window to the side & rear.

**Bedroom Three**

14'5 x 8'9

A spacious room with radiator, vanity unit with inset wash hand basin, dual aspect with double glazed window to the front & side.

**Family Bathroom**

12'1 x 9'7

Comprising low level bath, walk-in shower cubicle, low level w.c, bidet, vanity unit with wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.

**Loft Room**

24'4 x 22'8

Converted by the current owner with the necessary consents providing a large open space with a number of Velux windows, which would make an ideal games/office room or further bedroom if required.

**Outside**

To the front there is a maintenance free garden with a variety of mature plant & shrub boarders, ample off road parking leading to an integral garage and side access. To the rear is a delightful garden measuring approximately

130ft in length being mainly laid to lawn with patio areas, a variety of mature plants, shrubs & trees, a timber shed and greenhouse.

**Integral Garage**

16'5 x 9'3

With up & over door, double glazed window to the side.

**NB**

Council tax band: E

