

**RUSH
WITT &
WILSON**



**Down Cottage Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RJ
£725,000**

An opportunity to acquire this exceptionally well presented and charming five bedroom character house, ideally located in the sought after location of Collington. The original part of the house is believed to date back to 16th Century with the main part of the house being of Edwardian age. The property has been extensively and sympathetically refurbished to a very high standard throughout by the current owners whilst still retaining many original features and character.

The deceptively spacious property offers accommodation across two floors comprising large entrance hall, sitting room with feature inglenook fireplace, second reception room/cinema room, large kitchen/dining room, study, utility room, rear lobby and wc all to the ground floor. To the first floor there are five bedrooms, a family bathroom, shower room and separate wc. There are many character features throughout the property including fireplaces, exposed ceiling beams, stunning herringbone flooring and iron latch doors to name a few. The property has modern gas central heating system and has been fully re-wired throughout. Externally the property boasts a private a secluded rear garden that extends to the side of the property with a large timber workshop, whilst to the front of the property there is a large front garden and driveway providing off road parking.

Conveniently situated in the popular location of Collington, within easy walking distance of Bexhill Downs, local schools and Collington station, whilst still only being approximately less than one mile to Bexhill town centre and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning character home in this highly desired location. Council Tax Band E. EPC D.



Entrance Hall

12'0" x 10'3" (3.66 x 3.14)

Glazed front door with glazed sidelight windows leading to the large entrance hall, with radiator, feature herringbone parquet flooring, stairs leading to the first floor with large under stairs storage cupboard, recessed ceiling spotlights, opening out to the large sitting room.

Sitting Room

21'9" x 16'8" (6.63 x 5.10)

Double aspect windows to the front and rear elevations, two radiators, stunning feature inglenook fireplace with wood burning stove, feature herringbone flooring, exposed timber beams, door leading through to cinema room.

Cinema Room/Second Reception Room

17'4" x 11'0" (5.30 x 3.37)

Two stunning original feature doors, one leading back through to lounge and one giving access to the side of the property, radiator, recessed ceiling spotlights, electric consumer unit, exposed timber beams, door leading to ground floor wc.

Ground Floor WC

Door to rear garden, wc with high level flush, wall mounted wash hand basin.

Kitchen/Dinning Room

19'10" x 14'4" (6.05 x 4.37)

Double aspect glazed windows to the front and side elevations, radiator, feature fireplace with wood burning stove and brick surround, bespoke joinery fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces, inset double stainless steel sink with worktop drainer and mixer tap, plumbing space for dishwasher, Falcon oven with five gas ring burner hob, stainless steel splashback and extractor canopy above, recessed ceiling spotlights, herringbone flooring, door leading through to the rear lobby, bespoke built in window seat.

Rear Lobby

Terracotta tiled floor, door leading to rear garden, door leading through to the study, access into the utility room.

Utility Room

9'10" x 5'1" (3.01 x 1.57)

Window to the rear elevation overlooking the rear garden, electric meter, solid granite worktop surfaces with space for under counter fridge and space for under counter freezer, plumbing for washing machine, wall mounted gas central heating boiler, modern pressurised hot water cylinder, terracotta tiled floor, bespoke fitted joinery corner cupboard with fitted shelving.

Study

12'11" x 9'1" (3.95 x 2.77)

Windows to the rear elevation overlooking the rear garden, radiator, feature herringbone flooring, bespoke fitted joinery cupboards, door leading through to rear lobby, exposed timber ceiling beams.

First Floor Landing

Recessed ceiling spotlights, two steps unto half landing with window to the rear elevation and two large fitted storage cupboards.

Bedroom One

14'10" x 13'10" (4.54 x 4.23)

Double aspect windows to the front and side elevations, radiator, ornamental feature fireplace, built in cupboard with fitted shelving.

Bedroom Two

12'11" x 12'3" (3.96 x 3.74)

Window to the front elevation, radiator, ornamental feature fireplace, built in walk in wardrobe with hanging space and shelving, large deep built in storage cupboard.

Bedroom Three

10'4" x 8'11" (3.16 x 2.73)

Window to the front elevation, radiator, exposed timber ceiling beams.

Bedroom Four

9'6" x 9'3" (2.91 x 2.83)

Window to the rear elevation, radiator.

Bedroom Five

10'3" x 9'6" (3.14 x 2.90)

Currently used as a walk in dressing room for the master bedroom, with window to the rear elevation, radiator, fitted shelving.

Family Bathroom

Window to the rear elevation, radiator, fitted roll top claw fitted bath with mixer tap and shower attachment, low level wc, pedestal mounted wash hand basin, recessed ceiling spotlights.

Shower Room

Obscured window to the rear elevation, radiator, large walk in shower cubicle with wall mounted shower controls, shower jets, shower attachment and rain effect showerhead, pedestal mounted wash hand basin with mixer tap.

Separate WC

Obscured window to the rear elevation, radiator, low level wc, wall mounted wash hand basin with mixer tap, recessed ceiling spotlight.

Outside

Rear & Side Gardens

Shingled laid seating area, the rest of the garden is mainly laid to lawn with mature plants and shrubs, the garden extending to the side of the property houses a large timber garden shed/workshop, gated access down the side of the property leading to the side drive providing off road parking, raised patio area.

Front Garden

Large front garden that is mainly laid to lawn with mature plants, shrubs and hedging and part of the original flint stone wall.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR
1261 sq.ft. (117.1 sq.m.) approx.

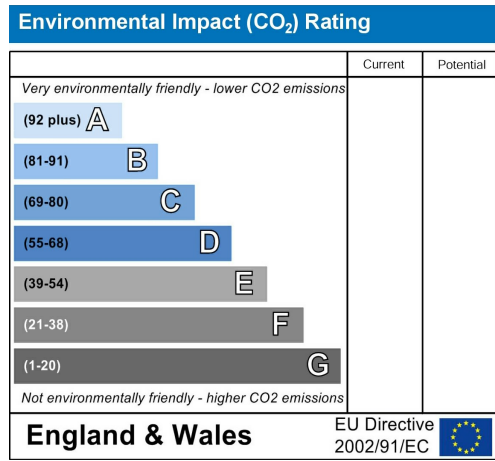
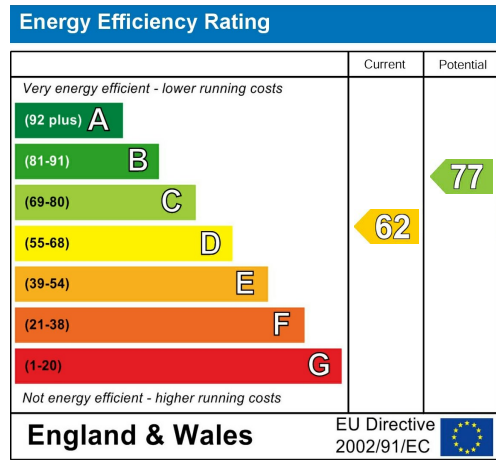
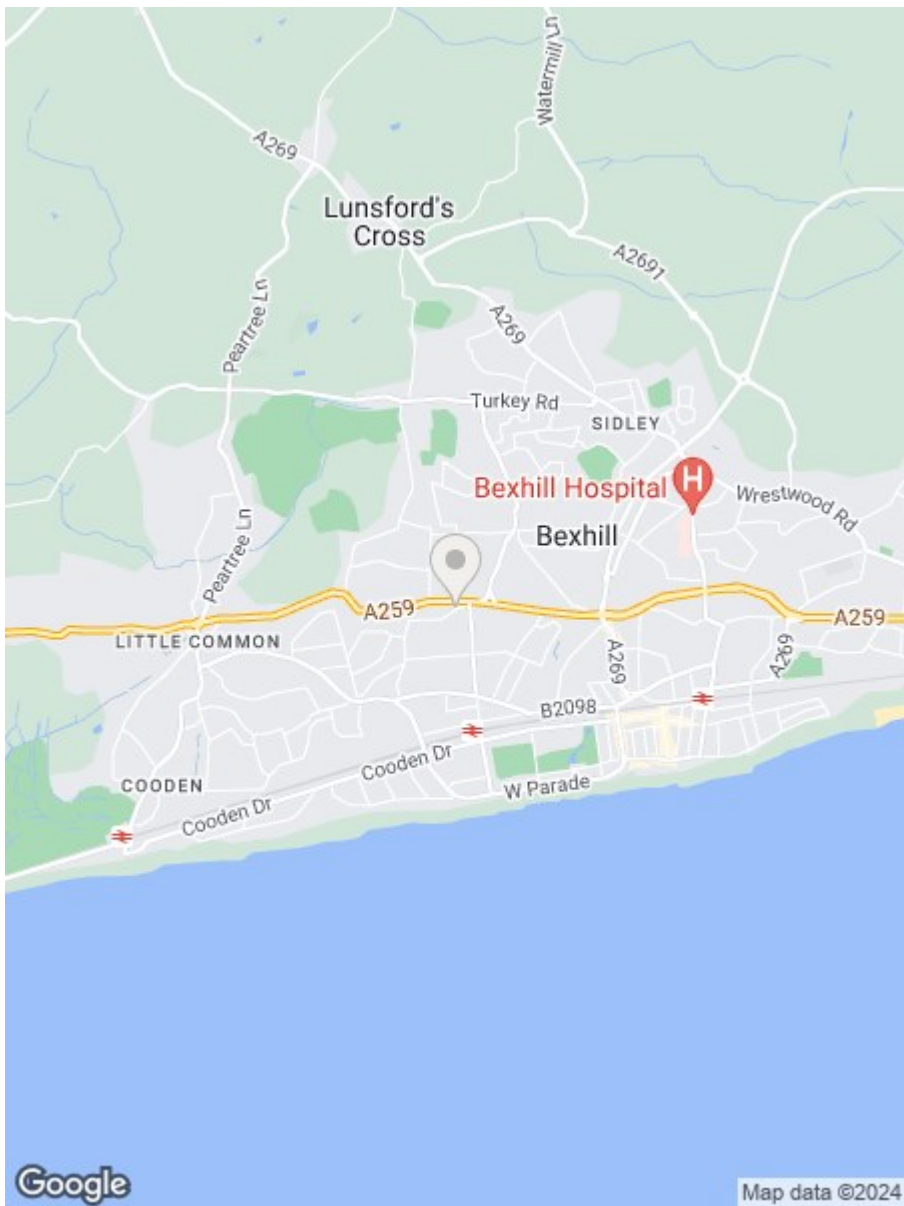


1ST FLOOR
1192 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 2453 sq.ft. (227.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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