

**RUSH  
WITT &  
WILSON**



**4 High Branches Collington Rise, Bexhill-On-Sea, East Sussex TN39 3RS  
Offers In Excess Of £780,000**

**A beautiful four/five bedroom detached chalet style house, situated in this stunning, leafy location of Collington, Bexhill. Offering spacious and versatile living throughout, the property comprises, large living/dining room, conservatory, modern kitchen, five bedrooms, three bathrooms, gas central heating system, double glazed windows and door and garage. Externally, the property boasts well maintained front and rear gardens and off road parking for multiple vehicles. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band F.**



### **Entrance Hallway**

With entrance door, engineered wood flooring, stairs leading to first floor, radiator, understairs storage cupboard with hanging space.

### **Kitchen/Breakfast Room**

22'3" x 10'10" (6.79m x 3.32m )

Modern fitted kitchen with range of matching wall and base level units with laminate straight edge worktop surfaces, double sink with drainer and mixer tap, five ring gas hob with extractor canopy above, integrated oven with grill, integrated dishwasher, space and plumbing for dishwasher and tumble dryer, additional sink with mixer tap, tiled splashback, space for free standing fridge and freezer, double glazed windows overlooking the rear garden, glass panelled door giving access onto the rear garden. Gas central heating boiler.

### **Living/Dining Room**

26'10" x 12'9" (8.2m x 3.9m )

Double glazed windows overlooking both front and rear elevations, two radiators, engineered wood flooring, feature fireplace with tiled surround, wooden mantel and coal effect fire, double glazed French doors giving access onto the rear garden. Open arch leading to conservatory.

### **Conservatory**

14'2" x 9'6" (4.33m x 2.92m )

Engineered wood flooring, double glazed windows and doors giving access and overlooking both rear and side elevations, radiator.

### **Inner Hallway**

### **Bedroom Two**

13'6" x 12'9" (4.12m x 3.89m )

Double glazed windows overlooking the front elevation, built-in wardrobe cupboards with mirrored sliding doors and hanging space and shelving. Radiator.

### **Downstairs Bathroom**

Modern suite comprising w.c. with low level flush, panelled bath with mixer tap and chrome shower attachment and chrome shower head, vanity unit with wash hand basin and mixer tap, chrome heated towel rail, tiled walls and tiled floor, obscure double glazed window overlooking the rear elevation.

### **Bedroom Four**

11'9" x 8'0" (3.58m x 2.44m )

Radiator, double glazed window overlooking the front elevation.

### **First Floor Landing**

Access to roof space, radiator, storage cupboard with fitted slatted shelving.

### **Bedroom One**

14'11" x 13'0" (4.55m x 3.97m )

Double glazed windows overlooking both side and front elevations, radiator, eaves storage, fitted wardrobes with mirrored sliding doors with hanging space and shelving.

### **Bathroom**

Modern suite comprising w.c. with low level flush, pedestal wash hand basin with mixer tap. Raised free standing bath, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower head and chrome rain effect shower head. Tiled flooring, wood panelling, obscure double glazed window overlooking the rear elevation, radiator.

### **Bedroom Five**

9'10" x 8'2" (3m x 2.50m )

Engineered wood flooring, radiator, double glazed window overlooking the front elevations.

### **Bedroom Three**

12'10"x 11'4" (3.92mx 3.46m )

Radiator, double glazed window overlooking the front elevation, eaves storage, built-in wardrobes with mirror sliding doors, hanging space and shelving.

### **En-Suite Shower Room**

Modern suite comprising w.c. with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head. Chrome heated towel rail, tiled walls and tiled floor. Velux window.

### **Outside**

#### **Garage**

Up and over door with electric, power and light.

#### **Front Garden**

Small area of low maintenance lawn, block paved driveway providing off road parking for multiple vehicles.

### **Rear Garden**

Landscaped rear garden with raised patio areas, lawn with a mixture of plant, shrubs, flowers and small trees. Fencing enclosed to all sides, side access. Timber framed summer house.

### **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  
1485 sq.ft. (138.0 sq.m.) approx.

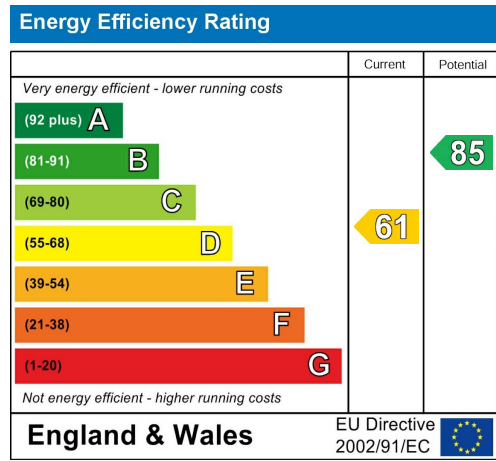
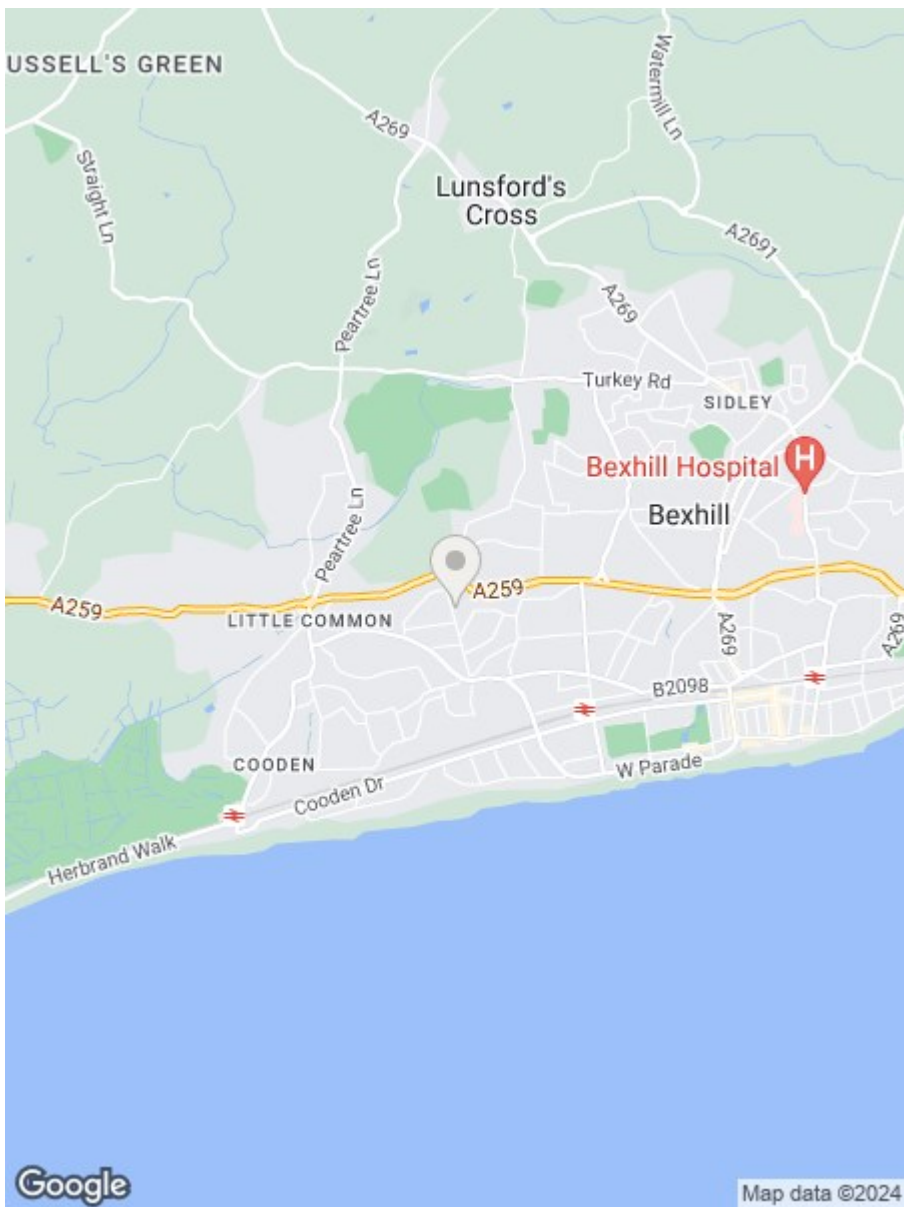


1ST FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**