



84 Collington Lane West, Bexhill-On-Sea, TN39 3TE

Price Guide £1,100,000



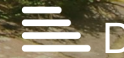
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84 Collington Lane West

Bexhill-On-Sea, TN39 3TE

- Unique Detached House of Immense Character
- Charming Triple Aspect Sitting Room with Inglenook Fireplace
- En-Suite Facilities to Three Bedrooms
- Large Secluded Plot with Well Established, Mature Gardens
- A Most Unusual and Rare Opportunity
- Versatile Accommodation with Four Bedrooms and Five Receptions
- Large Kitchen with Gas Fired Aga
- Detached Double Garage with Workshop and 30' Loft Room
- Quiet and Pretty Setting, only a few hundred yards from Little Common Shops

Abbott and Abbott Estate Agents present to the market a simply stunning detached house of immense character, set in peaceful, mature grounds and situated in one of the prettiest locations in the town. Believed to originally date from the mid-1930's, with later extensions, but built with strong Tudor influences, the property offers well proportioned and versatile accommodation, with several rooms having double aspects, and includes four bedrooms - three with en suite facilities, and up to five reception rooms including a charming 17'9 x 15'9 sitting room with beamed ceiling and handsome inglenook fireplace. There is also a welcoming 17'5 x 12'10 entrance hall, and a large L-shaped kitchen/breakfast room with gas-fired Aga. There are also many delightful period features such as wood-strip floors, battened doors, a wide wooden staircase, fireplaces and diamond-light windows. Outside, the property is set on a substantial, yet private plot on the corner of Collington Lane West and Birchington Close, well screened from both roads by a beautiful variety of mature shrubs and trees. There is also a detached double garage with associated workshop and a most useful attic room - ideal for home working/hobbies/ consulting room, etc - and extensive parking for several vehicles.

The property is situated in a pretty lane of fine, individual properties, only a few hundred yards from Little Common shops and services and about a mile from Cooden Beach golf course, seafront and railway station, with services to London, Brighton and Ashford International. The town centre is just under two miles.

This is a unique opportunity to secure, quite simply, one of the most distinctive and individual properties in the town.



Spacious Entrance Hall	17'5" x 12'9" (5.31 x 3.91)
Cloakroom	
Triple Aspect Sitting Room	17'8" x 15'8" (5.41 x 4.80)
Snug	8'9" x 8'9" (2.69 x 2.69)
Dining Room	14'9" x 14'9" (4.50 x 4.50)
Large Kitchen/Breakfast Room	24'6" x 18'8" (7.49 x 5.69)
Study	14'9" x 9'6" (4.50 x 2.90)
Utility Room	12'2" x 9'6" (3.71 x 2.90)
Hobbies Room	17'8" x 13'5" (5.41 x 4.09)
Spacious First Floor Landing	20'11" x 13'5" (6.40 x 4.09)
Bedroom 1 with En-Suite Bath/Shower Room	17'8" x 15'8" (5.41 x 4.80)
Bedroom 2 with En-Suite Shower	14'9" x 12'5" (4.50 x 3.81)



Bedroom 3 with En-Suite Shower Room

14'9" x 12'2" (4.50 x 3.71)

Bedroom 4

13'1" x 8'5" (3.99 x 2.59)

Main Shower Room

Outside

Other Information





Floor Plans

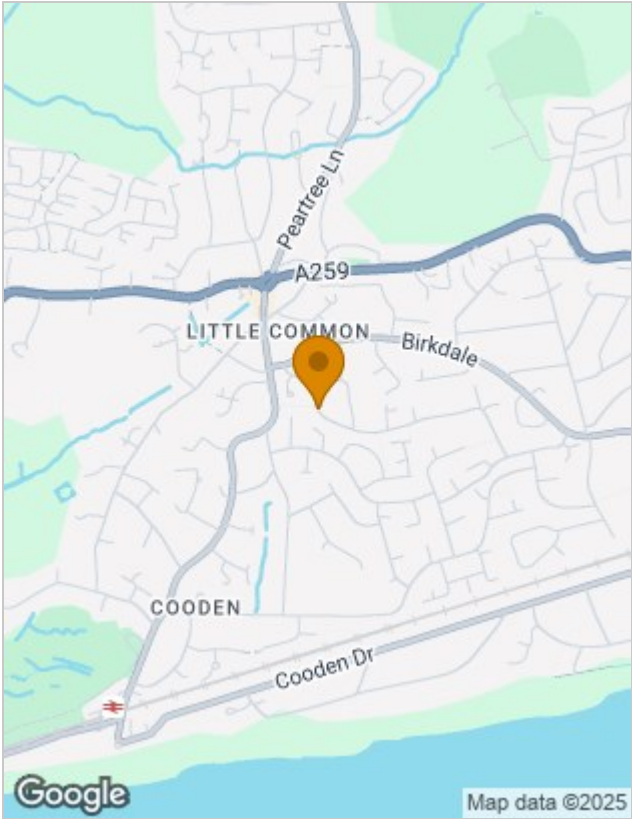


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

