



OAKFIELD



Collington Lane West, Bexhill-On-Sea

Guide Price £500,000





## Collington Lane West, Bexhill-On-Sea

\*Guide price £515,000 - £540,000\*

This two double bedroom bungalow has been beautifully refurbished to a high standard throughout, offering spacious accommodation and being ideally situated in the popular Collington area of Bexhill, whilst also being close to local amenities in Little Common.

Accommodation briefly comprises of an entrance lobby with useful storage cupboard, which opens into a spacious entrance hall with built in storage cupboard. From the hall, there is a newly fitted cloakroom with a modern white WC and wash hand basin with vanity unit. The living room is a double aspect room with double glazed French doors opening onto the rear garden. There is a newly fitted kitchen, fitted with a range of units with an integrated electric oven and hob with an extractor over and an integrated dishwasher. Off the kitchen, is a newly fitted utility room, with space and plumbing for a washing machine, and space for a tumble dryer and fridge/freezer and there is a double glazed door to the side of the property. There are also two good sized double bedrooms, with bedroom two being a double aspect room, with a feature circular window to the side, and a newly fitted bathroom with a P-shaped bath with shower over, wash hand basin and WC.

Outside, there is a driveway providing off road parking, which leads to a garage with an electric door, light and power, a double glazed door to the side and the gas boiler.

There is also a lawned garden to the front of the property, with gated side access. To the rear, there is a Westerly facing garden with a patio adjoining the property. This leads onto a lawned garden with mature shrubs and trees.

The property is being sold chain free and viewing is highly recommended.







### Living Room

14'8 x 14'4 (4.47m x 4.37m)

### Kitchen

11'1 x 7'9 (3.38m x 2.36m)

### Bedroom 1

15'10 x 10'2 (4.83m x 3.10m)

### Bedroom 2

13'0 + recess x 9'7 (3.96m + recess x 2.92m)

### Garage

15'10 x 8'4 (4.83m x 2.54m)

### Council Tax Band - D





## Floor Plan



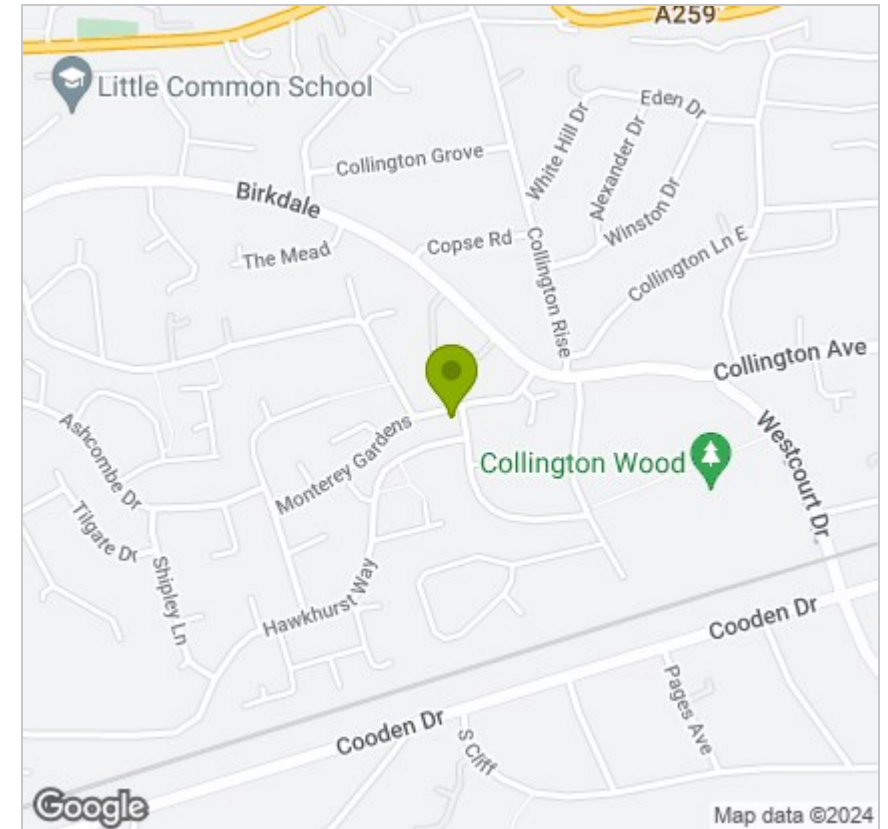
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

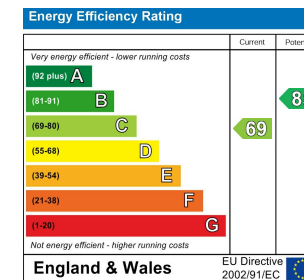
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL  
Bexhill@oakfieldproperty.co.uk

## Area Map



## Energy Efficiency Graph



01424 224700  
www.oakfieldproperty.co.uk