

RUSH  
WITT &  
WILSON



**56 Collington Lane East, Bexhill-On-Sea, East Sussex TN39 3RJ**  
**£575,000 Freehold**

**A stunning three bedroom detached chalet style house, upvc double glazed conservatory south facing, gas central heating system, double glazed windows and doors, stunning modern kitchen/breakfast room with integrated appliances, downstairs cloakroom, private and front and southerly facing rear garden, modern bathroom, over-sized single integral garage, extensive off road parking, beautiful Collington location, viewing comes highly recommended by RWW Sole Agent.**



**Entrance Porch**

With entrance door and window looking to both front and side elevations.

**Entrance Hallway**

Double radiator, large built in cloaks cupboard.

**Cloakroom**

WC with low level flush, double radiator, inset wash hand basin with vanity unit, half height wall tiling.

**Living Room**

17'7 x 12'4 (5.36m x 3.76m)

Window to the front elevation, two double radiators, inset real flame gas fire with stone surround, plinth and mantel, French doors lead into the kitchen/breakfast room.

**Kitchen/Breakfast Room**

31'5 x 10'2 (9.58m x 3.10m)

Patio doors to the rear, window overlooking the southerly rear garden, double radiator and further radiator, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl sink unit with mixer tap, integrated Stoves oven and grill with induction hob, extractor canopy and light, double width wine fridge, breakfast bar, tiled splashbacks, further door to rear, integrated washing machine, integrated dishwasher, integrated fridge/freezer, wood effect flooring, door giving access to one and half width garage.

**Conservatory**

9'4 x 7'6 (2.84m x 2.29m)

uPVC double glazed construction, overlooking the rear southerly facing garden and both side elevations, French doors and window open to the side.

**First Floor****Landing**

Window to the side elevation, access to roof space, built in linen cupboards.

**Bedroom One**

Window overlooks the southerly elevation onto the rear garden, fitted mirror fronted wardrobe cupboard with sliding doors, further bedside wardrobes and overhead storage compartments, inset wash hand basin with vanity unit beneath, mirror light and electric shaver point, double radiator.

**Bedroom Two**

Window to the front elevation, double radiator, built in wardrobe cupboard.

**Bedroom Three**

Window to the front elevation, double radiator.

**Bath/Shower Room**

Modern suite comprising walk in shower cubicle with fixed chrome showerhead, hand shower attachment and chrome controls, panelled bath, wc with low level flush, pedestal wash hand basin, heated towel rail, obscured glass window to the side elevation, tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with extensive off road parking to be found on brick paved driveway, hedging to one side.

**Rear Garden**

Southerly facing, enclosed with fencing to all sides, lawned area, mature shrubbery, plants and trees of various kinds, extensive patio area for alfresco dining, access available to the side of the property, outside water tap, summerhouse.

**Garage**

One and half sized with electrically operated roller door, personal door to side, power and light.

**Agents Note**

Council Tax Band -

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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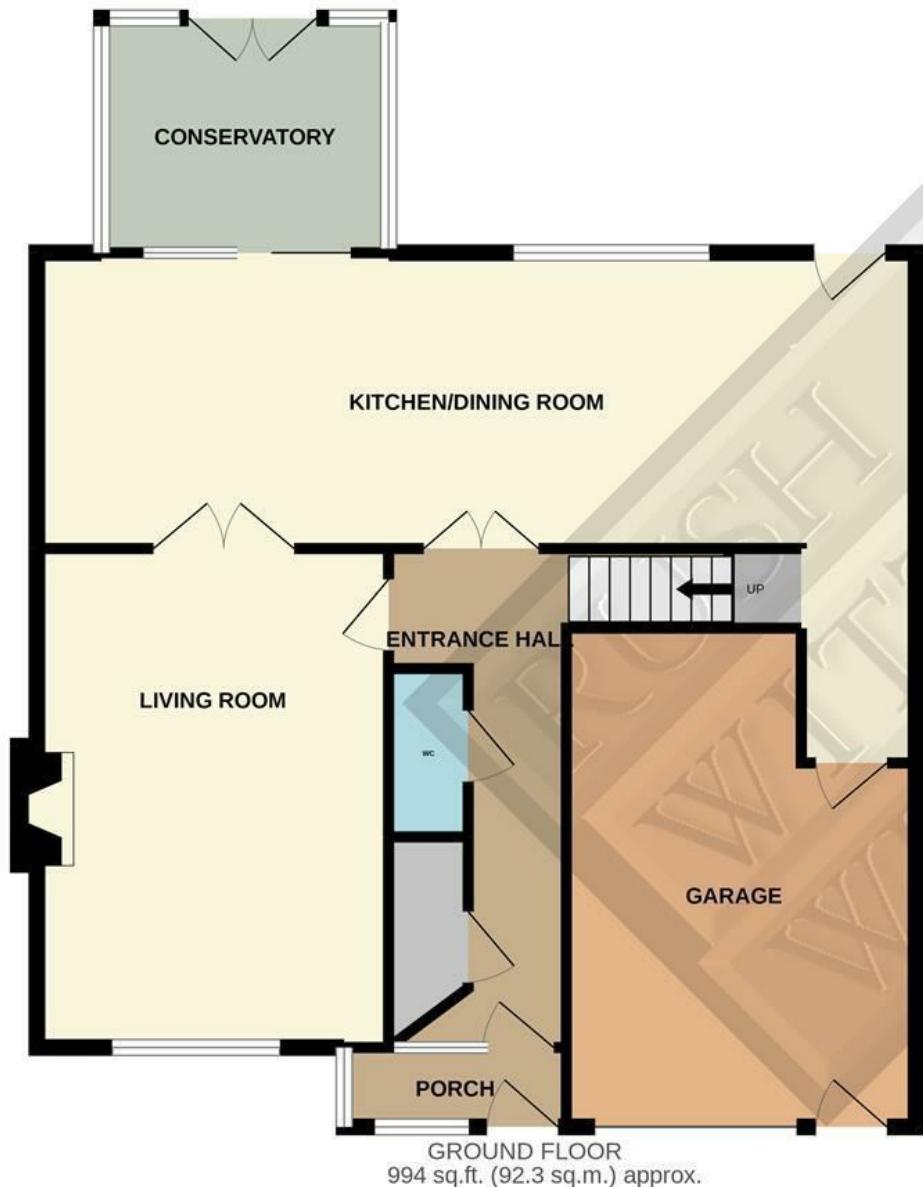
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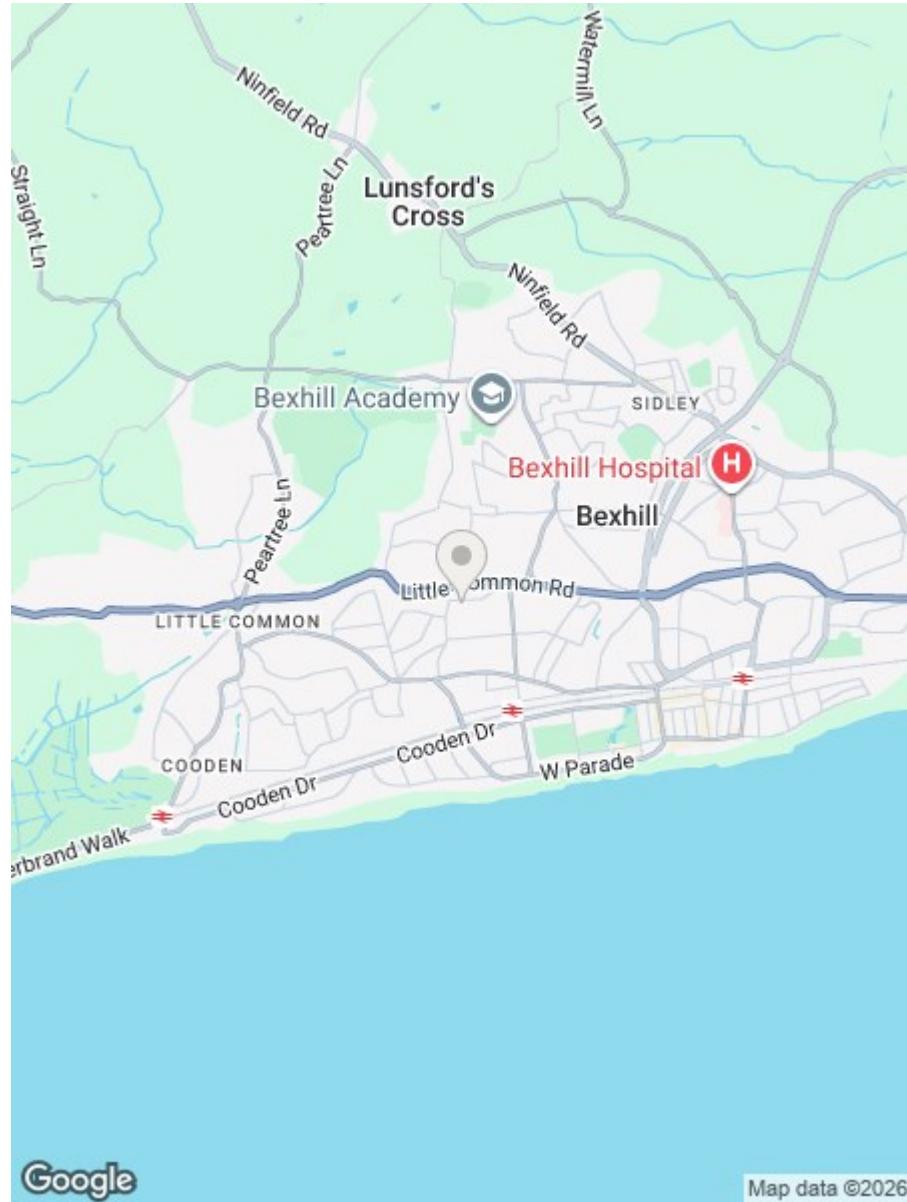




TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	