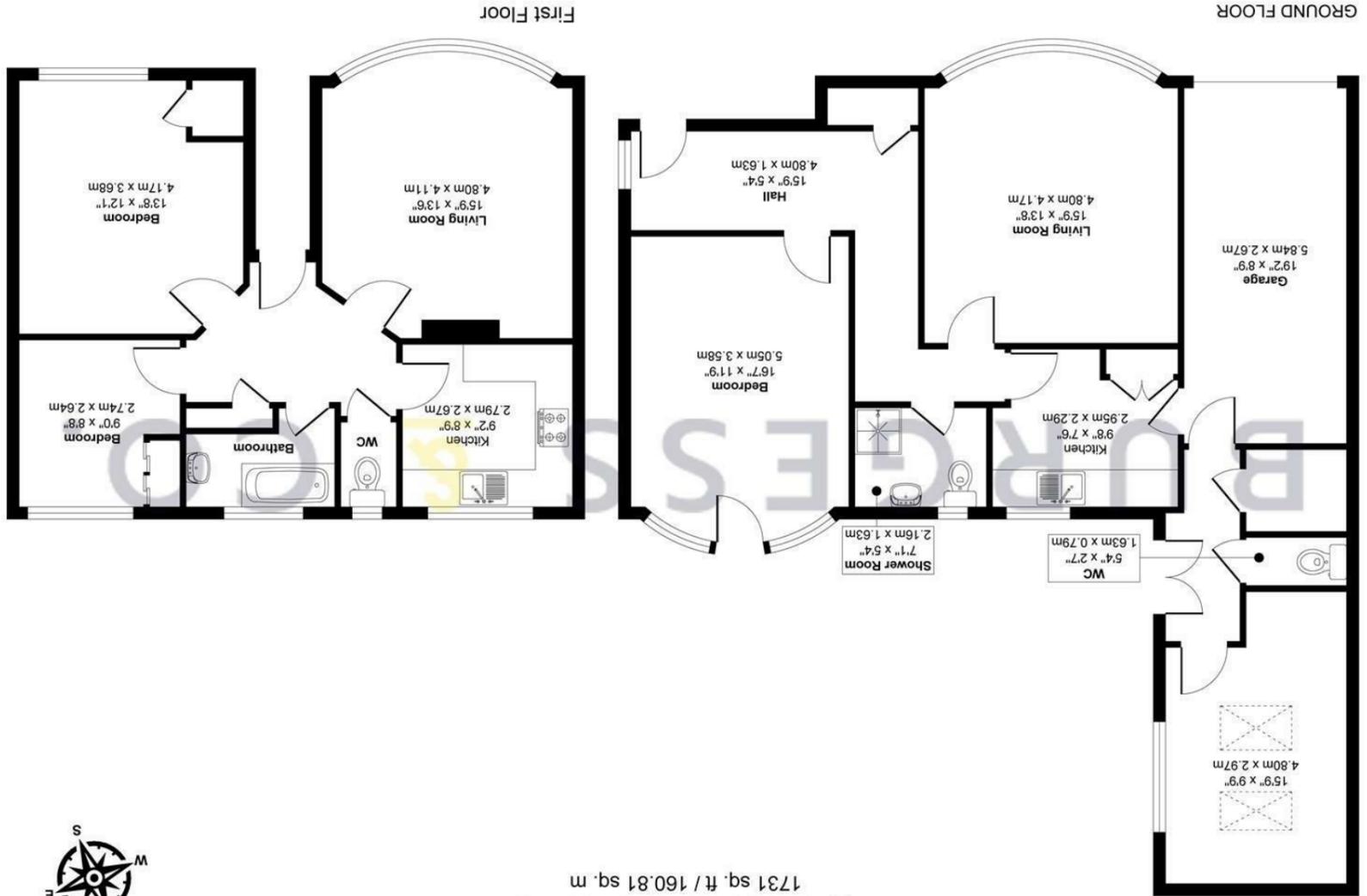


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Collington Avenue  
 Approximate Gross Internal Floor Area  
 1731 sq. ft / 160.81 sq. m



**BURGESS & CO.** 8 Collington Avenue, Bexhill-On-Sea, TN39 3QA  
 01424 222255

Offers In Excess Of  
 £395,000 Freehold



01424 222255

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to offer for sale this charming, bright and spacious 1930's detached house currently arranged as TWO SEPARATE FLATS and in need of modernisation throughout. This property is located in the sought after COLLINGTON area of West Bexhill and ideally situated within close proximity to Bexhill Town Centre with mainline railway station, shopping facilities, restaurants, seafront and the iconic De La Warr Pavilion. Little Common Village is under one mile away with further shopping facilities, doctors surgery and the sought after Little Common Primary School. The ground floor accommodation is arranged to provide communal entrance porch, entrance hall, living room, double bedroom, fitted kitchen, fitted shower room and garden room which could be utilised as an additional bedroom. To the first floor the accommodation is accessed via private entrance stairs, living room, fitted kitchen, two bedrooms, fitted bathroom and a separate WC. Further benefits include Air Source Heat Pump system, solar panel system which qualifies for the Govt Feed in Tariff and double glazing. To the outside there is a driveway providing ample off road parking, an integral garage and a delightful enclosed rear garden with garden office and storage sheds. An internal inspection is highly recommended to fully appreciate all this property has to offer by vendors sole agents.

**Entrance Hall**

With radiator, understairs storage cupboard, single glazed frosted window to the side.

**Living Room**

15'9 x 13'8  
With two radiators, double glazed bay window to the front.

**Bedroom**

16'7 x 11'9  
With radiator, double glazed bay window & door to the rear.

**Shower Room**

7'1 x 5'4  
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, vanity mirror & shower point, tiled walls, double glazed frosted window.

**Kitchen**

9'8 x 7'6  
Comprising range of wall & base units, worksurface, inset stainless steel sink unit, space for appliances, partly tiled walls, fitted cupboards, borrowed light window, double glazed window overlooking the garden. Wooden door to

**Garage**

19'2 x 8'9  
With electric roller door, consumer unit, heat pump cylinder, digital thermostat, filtration system, floor boiler, solar panels to roof (owned).

**Inner Hall**

With Utility cupboard, door to the garden.

**W.C**

5'4 x 2'7  
Comprising high flush w.c.

**Bedroom/Reception**

15'9 x 9'9  
With radiator, two Velux windows, double glazed window.

**First Floor Landing**

With radiator, airing cupboard, hatch to loft with drop down ladder (spray foam).

**Living Room**

15'9 x 13'6  
With two radiators, double glazed bay window.

**Kitchen**

9'2 x 8'9  
Comprising range of wall & base units, worksurface, inset stainless steel sink unit, inset hob with extractor hood, fitted AEG oven, integrated fridge/freezer, space for washing machine, double glazed window to the rear.

**Bedroom**

13'8 x 12'1  
With two radiators, fitted cupboard, double glazed window to the front.

**Bedroom**

9'0 x 8'8  
With radiator, fitted wardrobe, double glazed window to the rear.

**Bathroom**

Comprising bath with shower over, vanity unit with inset wash hand basin, chrome heated towel radiator, shaver point, tiled walls, wall heater, double glazed frosted window to the rear.

**Separate W.C**

Comprising low level w.c, tiled walls, double glazed frosted window to the rear.

**Outside**

To the front there is a block paved driveway providing off road parking leading to a garage. To the rear there is a north facing garden with composite decking, level area of lawn, fruit trees, mature plants & shrubs, summer-house, shed, being enclosed by fencing, brick wall & enjoying privacy.

**NB**

The property has got separate services as was split into two flats. Council tax band: TBC

