



7 Collington Lane East, Bexhill-on-Sea, TN39 3RG

£649,950









# 7 Collington Lane East

Bexhill-on-Sea, TN39 3RG

- Charming & well presented detached chalet bungalow in pretty location
- Superb kitchen/family room opening onto the rear garden
- Spacious ground floor bath/shower room
- Peaceful location in pretty lane of individual property, with a rural ambience
- Approximately midway (1 mile) between town centre and Little Common
- Four bedrooms - two on ground floor and first floor main bedroom with en suite
- Two good reception rooms
- Well tended gardens - rear garden being private and of a good size
- Gas central heating & double glazed windows and external doors
- Highly recommended

Abbott & Abbott Estate Agents are delighted to offer for sale this charming and well presented detached chalet bungalow, situated in one of the prettiest locations in the town and within easy reach of the town centre, the seafront and Little Common. Built by local builders, R A Larkin, the property has since been extended and offers well-proportioned and highly versatile accommodation with four bedrooms - two on the ground floor and the main first floor bedroom with a contemporary en suite bath/shower room, two large reception rooms, a further first floor study/store room, and ground floor bath/shower room. A particular feature is the superb 20'8 x 15'1 kitchen/family room - well equipped, opening onto the rear garden and complimented by a utility room. Outside, there are well-tended gardens, a brick-paved drive providing ample vehicle hardstanding and a garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is quietly located in a lane of individual properties with a rural-feeling ambience, yet approximately midway (1 mile) between the town centre and Little Common shops and services. Local buses and shops are in nearby Collington Avenue and the seafront at West Parade is about half a mile.



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## Good Size Entrance Hall

17'9 max x 10'6 max (5.41m max x 3.20m max)

## Sitting Room

23'11 x 12'2 (7.29m x 3.71m)

## Dining Room

15'1 x 13'1 (4.60m x 3.99m)

## Kitchen/Family Room

20'8 plus door recess x 15'1 (6.30m plus door recess x 4.60m)

## Utility Room

16'1 x 4'3 (4.90m x 1.30m)

## Bedroom Three

12'6 x 11'6 (3.81m x 3.51m)

## Bedroom Four

12'2 x 11'10 (3.71m x 3.61m)

## Spacious Bath/ Shower Room

9'10 x 8'2 (3.00m x 2.49m)

## First Floor Landing

## Bedroom One

14'5 x 14'1 (4.39m x 4.29m)





### Spacious En Suite Bath/ Shower Room

9'10 x 8'10 (3.00m x 2.69m)

### Bedroom Two

12'10 x 9'2 (3.91m x 2.79m)

### Study/Store Room

8'2 x 6'7 (2.49m x 2.01m)

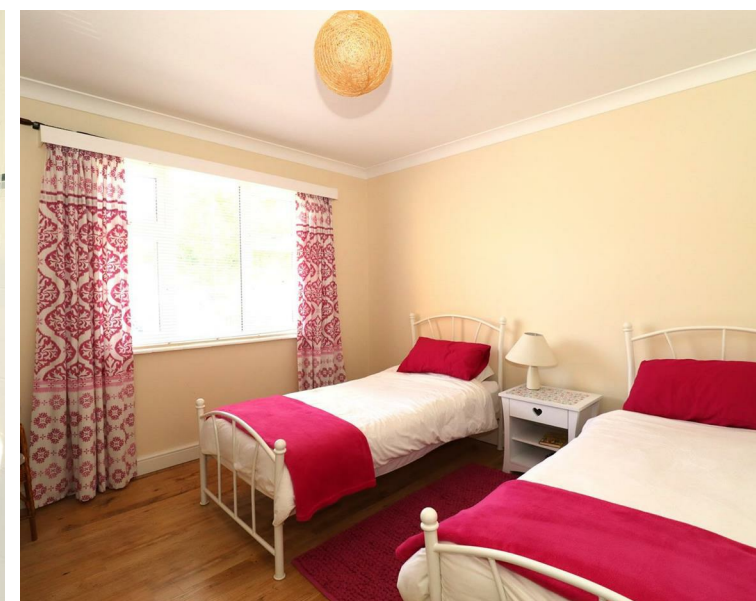
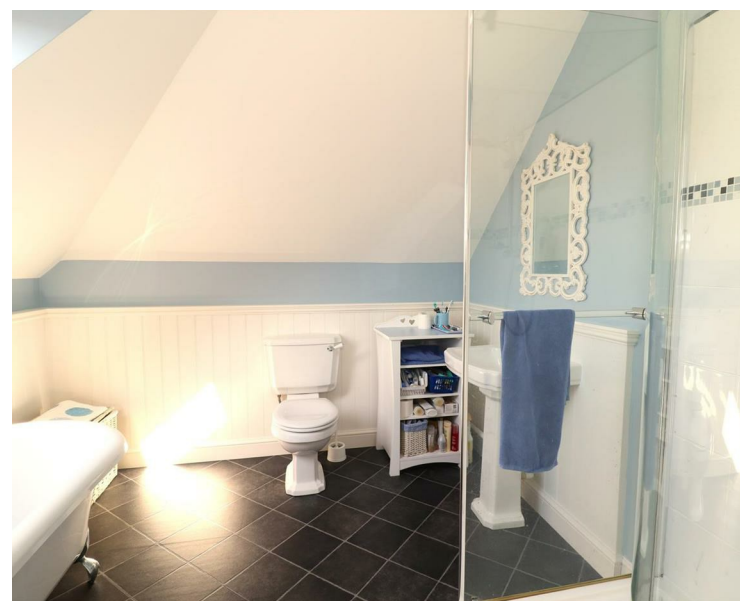
### Garage

17'5 x 9'2 (5.31m x 2.79m)

### Gardens

**Council Tax Band - F (Rother District Council)**

**EPC Rating - D**









Floor Plans



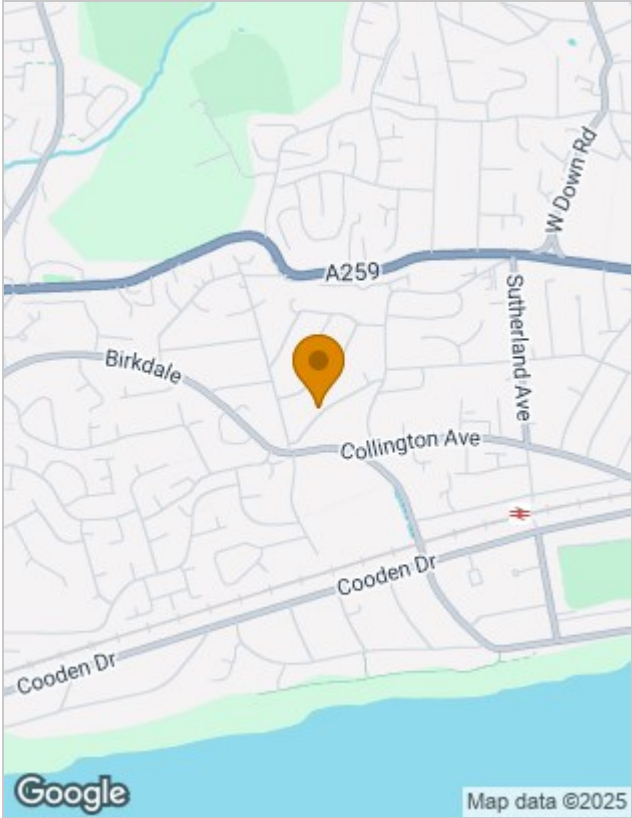
Viewing

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.

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Location Map



Energy Performance Graph

