BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

£750,000

Terminus Avenue, Bexhill-on-Sea, East Sussex TN39 3LZ

5 Bedroom | 4 Bathroom | 2 Reception

PIRATE'S COVE

THE ROWLAND FAMILY TN39
ROUTE US 66

TODAY'S MENU
Take it or Leave it!
PIRATE'S COVE

AT A GLANCE...

Bexhill Estates are delighted to offer for sale this substantial 1930s detached house. Situated in the sought after Collington location in West Bexhill, the house boasts well proportioned and versatile rooms, with accommodation in brief comprising; Enclosed entrance porch leading through to the spacious reception hall. Lounge with feature bay window, working fireplace and an opening into the further reception room and home office. The kitchen/diner offers a range of wall and base units with some integral appliances and ample space for a good sized dining table. Two ground floor cloakrooms, sun room, utility room, separate dining room with a feature bay window with doors providing access to the rear garden and ground floor master bedroom with five piece en-suite bathroom. On the first floor can be found a spacious double bedroom with en-suite shower room, three further double bedrooms and two bathrooms. Additional benefits to include; Extensive off road parking for numerous vehicles, 29ft integral tandem garage, roof replaced 12 years ago, gas central heating and double glazing. In our opinion the house lends itself well to offer either annex accommodation on the ground floor or a separate self contained unit to the east side of the property if required. To appreciate the property and its further potential in full, your earliest viewing is considered essential! Please call Bexhill Estates on (01424) 233330.

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Key Features:

- Substantial 1930s Detached House
- Four Bathrooms
- 29FT X 12FT Tandem Garage
- Large Rear Garden
- Five Double Bedrooms
- Four Reception Rooms & Home Office
- Extensive Off Road Parking
- Gas Central Heating & Double Glazing

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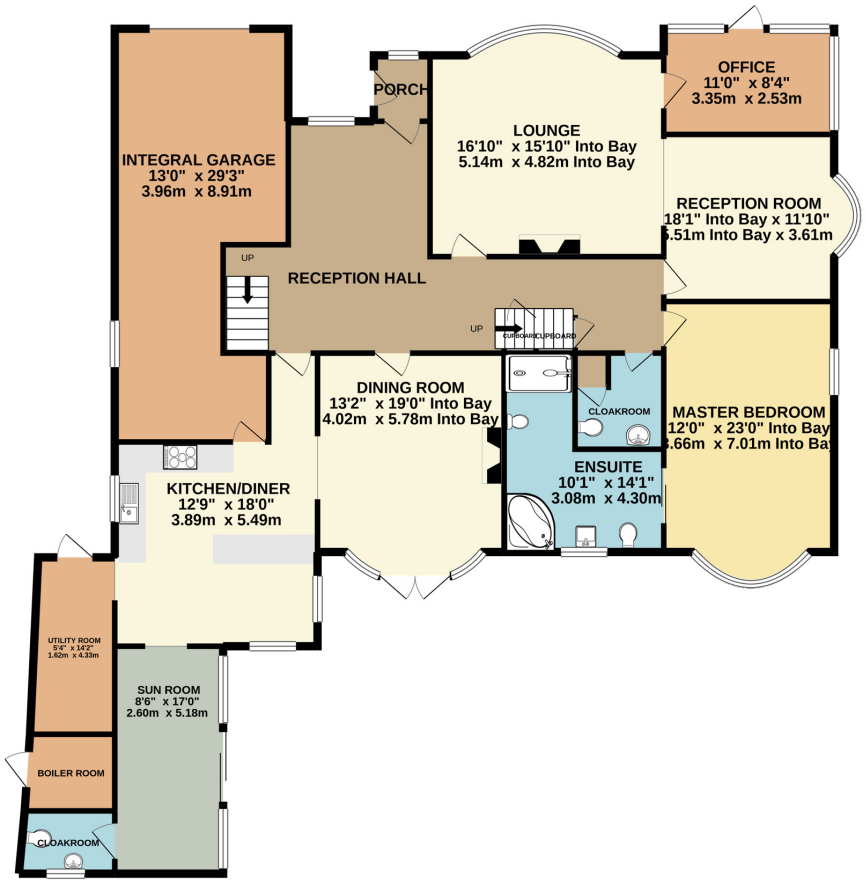
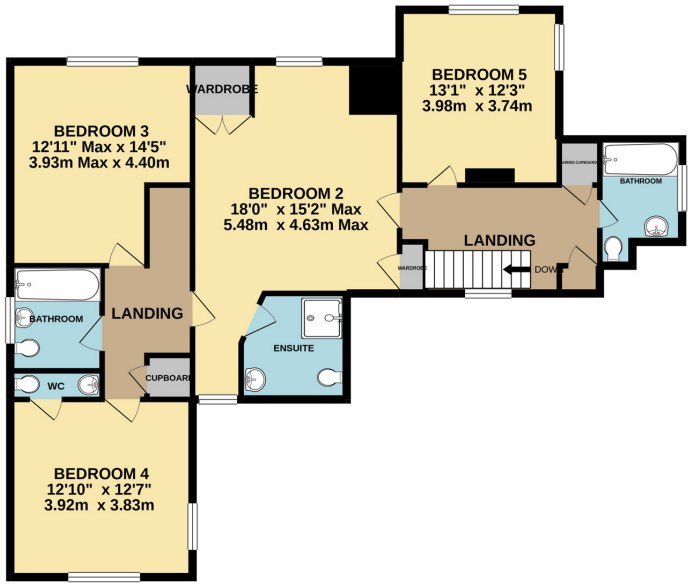
GROUND FLOOR



1ST FLOOR



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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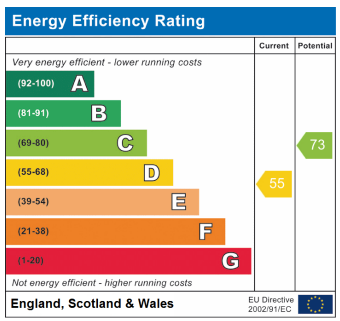
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



OUTSIDE

The property benefits from a large rear garden predominantly laid to lawn with a large patio area ideal for alfresco dining. Within the garden you will find side access to the front of the property, access to the boiler room, large raised pond, garden storage and sheds, as well as mature shrubs and trees. The front of the property provides extensive off road parking with a central island and mature trees provide a high degree of privacy from the road.

LOCATION

The house is situated in a prominent position, in Collington of West Bexhill. Close by you will find Bexhill Town Centre just 0.7 miles away and the seafront promenades, as well as highly regarded restaurants. The closest primary School is Little Common Primary School just 1 mile away, currently rated as 'Outstanding' on a recent OFSTED report. The closest train station is Collington 0.1 mile away and you will find local bus routes close by.

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