



2 Southcourt Avenue, Bexhill-on-Sea,
East Sussex TN39 3AR



PROPERTY DESCRIPTION

CHAIN FREE. Rarely available. A three bedroom detached chalet style property situated in this sought after location just a short walk from the beach and Collington Train Station whilst Bexhill Town Centre is just under a mile away. Set over two floors, the ground floor accommodation comprises; entrance hall, large L-shape lounge/diner, 27ft conservatory, fitted kitchen, side lean-to, two bedrooms and a jack and bathroom accessed from the entrance hall and bedroom one. On the first floor there are three interconnecting rooms and a bathroom. Outside there are pretty front and rear gardens with the latter benefitting from being of a westerly aspect and 25ft garage with internal access. EPC - TBC.

FEATURES

- Three Bedroom Detached Chalet Style Property
- Sought After Location Within A Few Minutes Walk Of The Beach
- Large Lounge/Dining Room
- Two Ground Floor Bedrooms
- Pretty West Facing Garden
- 27ft Conservatory
- Off Road Parking And 25ft Garage With Access From The Conservatory
- Jack & Jill Ground Floor Bathroom Accessed From Bedroom One & Entrance Hall
- Vacant Possession
- Council Tax Band - F





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door with double glazed side screen leading to good sized entrance hall with radiator, under stairs storage cupboard, two built-in storage cupboards.

Lounge/Dining Room

25' 2" maximum x 18' 6" reducing to 14' 10" (7.67m maximum x 5.64m reducing to 4.52m) With exposed brick fireplace, 3 radiators, serving hatch to kitchen, picture rail, double glazed window with outlook to rear, further high-level window to side. Recessed dining area with double glazed sliding patio doors leading onto rear garden, double glazed door leading to conservatory.

Double Glazed Conservatory

27' 11" x 8' 9" (8.51m x 2.67m) With tiled floor and pleasant outlook over the rear garden, double glazed double doors leading onto the garden, personal door to the garage.

Kitchen

12' 11" x 11' 10" (3.94m x 3.61m) With range of units comprising single drainer stainless steel sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for electric cooker, dishwasher, washing machine and fridge freezer, wall mounted Worcester gas boiler, radiator, built-in shelved storage cupboard and additional larder style cupboard with window, tiled floor, space for table, double glazed window with outlook to front, glazed door leading to SIDE LEAN TO with further working surface and cupboards, Space for appliance with doors giving access to the front and rear of the property.

Bedroom One

14' 10" x 12' 11" (4.52m x 3.94m) With built-in double wardrobe, radiator, double glazed window with outlook to rear.

Bathroom

Jack and Jill still with entrances from bedroom 1 and main entrance hall, comprising panel bath with mixer tap, wash and basin with storage cupboards below, low-level WC, separate shower cubicle, radiator, frosted glass double glazed window.

Bedroom Two

13' 0" x 11' 10" (3.96m x 3.61m) With two double built-in cupboards, radiator, wash hand basin with storage below. Double glazed window with outlook to front, smaller double glazed window to side.

Landing

Stairs rising from ground floor entrance hall to 1st floor landing with a velux double glazed window, storage cupboards and Stainless steel sink.

Bedroom Three

11' 8" max x 11' 4" max (3.56m max x 3.45m max) With radiator, built-in storage cupboard, double glazed window to front.

Additional Room/Occasional Bedroom

With radiator, double glazed Velux window, door giving access to eaves storage room.

Additional Room/Occasional Bedroom

With radiator, built-in storage cupboard, eaves storage access door, double glazed Velux window.

Bathroom

With coloured suite comprising panelled bath, pedestal wash hand basin, low-level WC radiator, velux double glazed window

Garage

25' 0" x 9' 2" (7.62m x 2.79m) Electrically operated wooden double doors, with power and light, double glazed window to rear, personal door to conservatory.

Outside

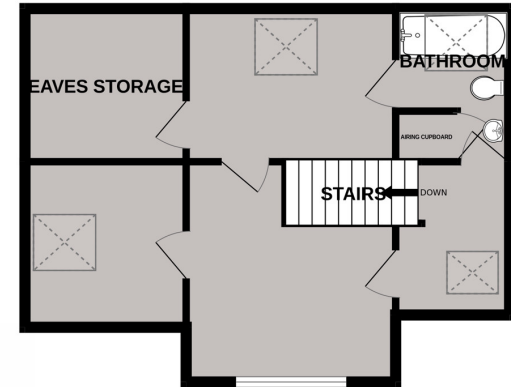
Facing in a westerly direction with areas of lawn, flower and shrub borders and patio, greenhouse and 2 timber sheds, outside tap, access via gate down to front of property property enjoys a pleasant frontage which is mainly laid to lawn. Pathway to the front door and long, private driveway leading up to the attached integral garage.

FLOORPLAN

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

