




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

5 Southcourt Avenue, Bexhill-on-Sea, East Sussex TN39
£835,000 ^{3AR}
5 Bedroom 2 Bathroom 3 Reception



AT A GLANCE...

One road back from the beach at South Cliff lies this exceptional detached house just 500 yards from the seafront promenade. This spacious house has been extended in the current owners' ownership and offers graciously sized rooms with a wealth of character and charm. They include; an enclosed entrance porch opening into the reception hall. A spacious living room with a bay window, exposed brick fireplace and inset log burner opens on to the sun terrace. The impressive kitchen/diner features modern base units with an inset double butler sink, space for a range cooker and space for a fridge/freezer. There is a feature exposed brick fireplace in the dining area, together with double doors opening out to the sun terrace. There is also an attractive dining room with a log burner, a utility room, a cloakroom, and a large storage area that can be converted if required. On the first floor, there is a generously sized master suite with an open-plan en-suite, four additional bedrooms, and a bathroom. Furthermore, the property benefits from double glazing and gas central heating.

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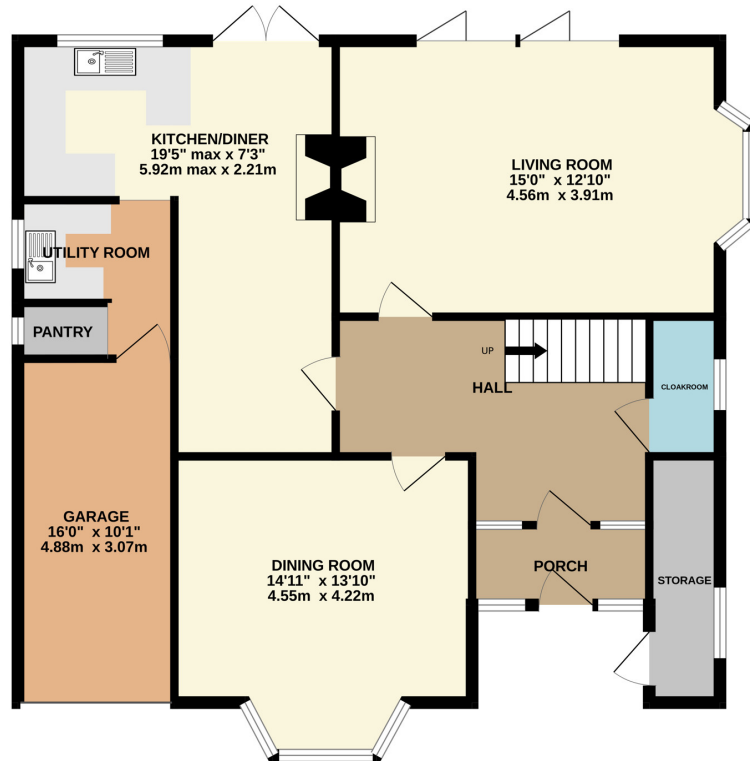


Key Features:

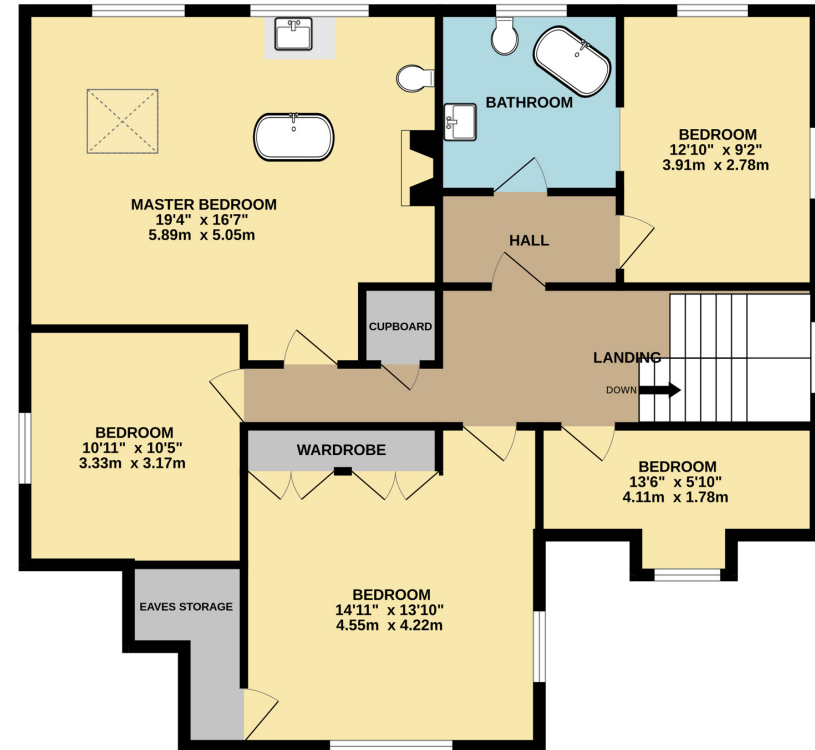
- Exception Detached House
- Five Bedrooms
- Substantial Rear Garden
- Extended In Current Ownership
- Modern Kitchen/Diner
- Just Off The Beach At South Cliff
- Abundant Character & Charm
- Modern Fixtures & Fittings
- Off Road Parking & Garage
- Living Room & Separate Dining Room


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GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.3 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The property is set behind iron gates with a large driveway for off-road parking, together with well-established plantings. Gated side access take you to the rear garden and there is a EV charge point installed. The substantial rear garden is predominately laid to lawn with a patio area spanning the width of the property where you can enjoy alfresco dining. Throughout the garden you will find a variety of mature shrubs, trees and plants. Additionally, there is a brick built BBQ, outdoor lighting and garden sheds.

Location

The property is very short walk to the beach at South Cliff, just under 500 yards! Bexhill Town Centre is approximately 1 mile and Collington Station 0.5 miles, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes and well-regarded Primary & Secondary Schools with 'Outstanding' OFSTED reports can be found within close proximity. Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe is close by. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult & Child football & cricket clubs and a sports bar. You will find local amenities in Collington including a Doctor's surgery & Tesco Express.

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