



Westfield Highwoods Avenue, Bexhill-on-Sea, East Sussex, TN39 4NN
Circa 1920's Detached Five Bed Residence Set With Fantastic Scope & Potential Set in Substantial Grounds
£1,295,000 - Freehold



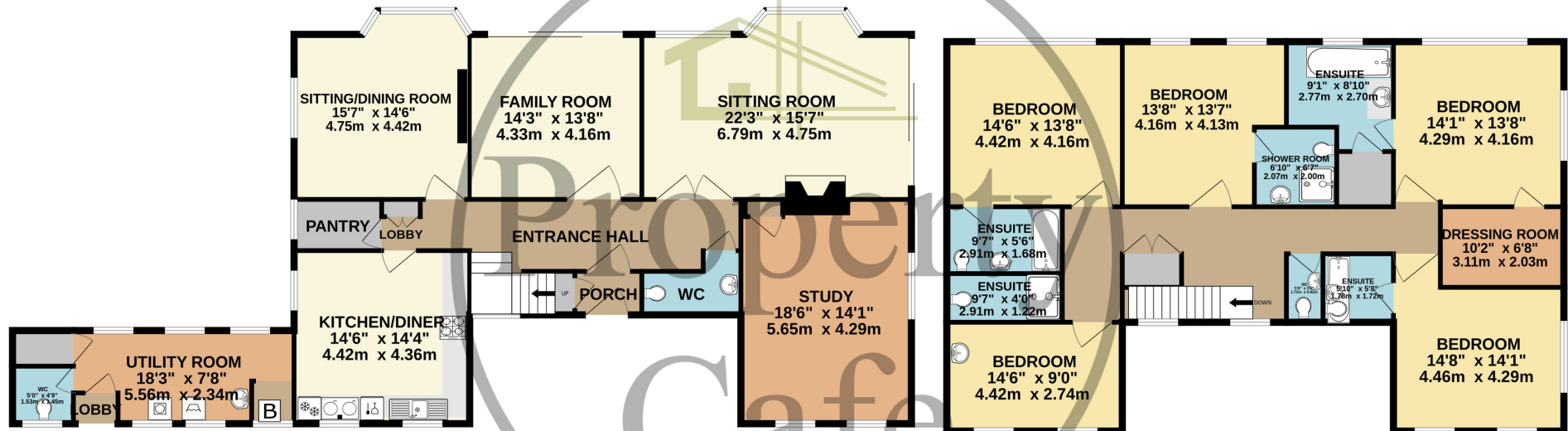


The Property Cafe is delighted to offer for sale this Circa 1920'S Built family residence set within substantial grounds with an enclosed paddock area & fenced tennis court. As the adjacent floor plan and photos will illustrate the property offers both versatile & spacious accommodation. Boasting elegant 1920's charm & character the property offers fantastic potential to develop & improve. Our client has advised that planning permission has been granted to build within the grounds & the details are available on request. Presently accommodation & benefits include: An entrance leading off Highwoods avenue that sweeps into the grounds via a pea-beach driveway affording ample parking and leads to the triple garage complex & main entrance * A Substantial Inner Hall & Landing Area * Four Principle Reception Rooms * Five Family Bedrooms (All With En-Suites) * A Good Size Kitchen With Separate Utility Room * Two Ground Floor Cloakrooms * Dual Aspect Main Reception With Fireplace * Separate Family Dining Room & Additional Family Sitting Room * An Additional Reception Room Currently Used As A Study * Lots Of Character Style & Period Features * A Modern Detached Triple Garage Complex With Electric Car Charging Point * Substantial Grounds with Mature Woodlands & Paddock Area * Tennis Court (In need Of Refurbishment) * Planning Permission Approved * Ample Scope & Potential To Improve & Develop * For Additional Details Please Contact Our Sales Team On 01424 224488.



GROUND FLOOR
1628 sq.ft. (151.3 sq.m.) approx.

1ST FLOOR
1439 sq.ft. (133.6 sq.m.) approx.




TOTAL FLOOR AREA : 3067 sq.ft. (284.9 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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Bedrooms: 5
Receptions: 4
Council Tax: Band G
Council Tax: Rate 4253.89
Parking Types: Driveway. Garage.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (56)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



A Substantial Five Bedroom Family Home * Set Within 1.5 Acres of Grounds * Excellent Potential & Scope To Develop * A Sought After Circa 1920'S Built Detached Residence * Enclosed Paddock & Tennis Court * Private & Secluded Location * Set Within Well Kept Grounds * Versatile Accommodation Throughout * Five En-suite Family Bedrooms * Four Principle Reception Rooms * Kitchen-Diner & Separate Utility * Two Ground Floor Cloakrooms * Lots Of Character Style & Features * Detached Triple Garage Complex * Substantial Sweeping Driveway * Tennis Court (In need Of Refurbishment) * Lawned Grounds with Mature Woodlands * Planning Permission Approved * Ample Scope & Potential To Improve & Develop *





The property is situated within the quiet outskirts of Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express.

There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There are regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

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 - Five En-suite Family Bedrooms
 - Four Principle Reception Rooms
- Excellent Potential & Scope To Develop
 - Set Within 1.5 Acres of Grounds
 - Enclosed Paddock & Tennis Court
 - Private & Secluded Location
- Versatile Accommodation Throughout
 - Kitchen-Diner & Separate Utility
 - Two Ground Floor Cloakrooms

- Substantial Sweeping Drive
- Lots Of Character Style & Features
- Detached Triple Garage Complex
- Substantial Inner Hall & Landing Area
- Sought After Circa 1920'S Built Home
- Lawned Grounds with Mature Woodlands
- Tennis Court (In need Of Refurbishment)
 - Planning Permission Approved
- Ample Scope & Potential To Improve