



Woodland Cottage, Westcourt Drive,
Bexhill-on-Sea, East Sussex TN39

3NA



PROPERTY DESCRIPTION

GUIDE PRICE - £775,000 - £800,000

A charming and spacious five bedroom, two reception, 1920's detached house located just a short distance from the seafront and Collington train station whilst Bexhill town centre is only a mile away. The accommodation is set over two floors, the ground floor comprises; entrance hall, triple aspect lounge with fireplace, dining room, fitted kitchen, ground floor shower room, utility room, rear porch, boiler room and WC. On the first floor there are five bedrooms, bathroom and separate WC. As the property occupies a good size plot (approx. 0.32 of an acre) there are beautiful gardens to both sides and rear and a double garage.

FEATURES

- Charming Older Style Character House
- Five Bedrooms
- Occupying A Plot Of Approx. 0.32 Of An Acre With Stunning Gardens And Off Road Parking For Several Vehicles
- Dining Room With French Doors
- Short Distance To The Seafront And Opposite Collington Woods
- Ground Floor Shower Room
- 242 Square Meters





ROOM DESCRIPTIONS

Entrance Hall

Accessed via original wood front door, beamed ceiling, stairs rising to the first floor, radiator, storage cupboards, large cupboard with hot water cylinder, shelving and window.

Lounge

21' 8" x 19' 8" (6.60m x 5.99m) A spacious triple aspect room with double glazed windows to both sides and rear and door to the rear leading to the patio area, plate rails, feature fireplace with brick surround and wooden mantle, skirting board radiators.

Dining Room

18' 6" x 15' 5" (5.64m x 4.70m) A dual aspect room with double glazed window to the side and French doors to the rear, picture rail, feature fireplace with brick surround and mantle, skirting board radiators.

Inner Hall

Double glazed window to the front.

Ground Floor Shower Room

Double glazed patterned window to the rear, a matching suite comprising; low level WC, wash hand basin, shower cubicle, radiator, tiled walls.

Kitchen

13' 6" x 11' 9" (4.11m x 3.58m) Double glazed windows to the rear overlooking the garden, a fitted kitchen comprising; a range of working surfaces with two inset stainless steel sink and drainer units with mixer tap, serving hatch, a range of matching wall and base cupboards with fitted drawers, space for range style cooker.

Utility Room

9' 11" x 4' 9" (3.02m x 1.45m) Double glazed window to the rear, ceiling coving, sink unit.

Rear Porch

Accessed via UPVC front door with double glazed insert.

WC

Double glazed patterned window window to the rear, low level WC, corner wash hand basin.

Boiler Room/Cloakroom

6' 0" x 6' 0" (1.83m x 1.83m) Double glazed windows to the rear and side, floor mounted gas fired boiler.

First Floor Landing

Double glazed window to the front, access to loft space via hatch, radiator, large storage cupboard with window.

Bedroom One

21' 8" x 19' 8" (6.60m x 5.99m) A triple aspect room with double glazed windows to both sides and rear, feature fireplace with brick surround and wooden mantle, built-in wardrobe, wash hand basin.

Bedroom Two

15' 6" x 9' 2" (4.72m x 2.79m) A dual aspect room with double glazed windows to the side and rear, picture rail, radiator, feature fireplace.

Bedroom Four

11' 9" x 9' 3" (3.58m x 2.82m) Double glazed window to the rear, built-in cupboard, radiator, feature fireplace.

Bedroom Five

11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to the rear, radiator, built-in cupboard, feature fireplace, access to eaves storage cupboard.

Bathroom

Double glazed patterned window to the rear, ceiling coving, matching suite comprising; panelled bath with fitted screen, Victorian style mixer tap and shower over, wash hand basin with cupboard under, radiator.

WC

Double glazed patterned window to the side, low level WC.

Inner Hall

Double glazed windows to the front and side, two storage cupboards.

Bedroom Three

15' 6" x 8' 4" (4.72m x 2.54m) Double glazed window to the front, picture rail, radiator.

Double Garage

20' 4" x 16' 10" (6.20m x 5.13m) Accessed via electric up and over door, window to the rear, courtesy door to the side.

Outside

The properties occupies an extremely generous plot with gardens to the east, west and south elevations.

The front of the property is approached via a gated block paved L-shaped driveway providing off road parking for several vehicles and leads to the double garage, quarry tiled covered entrance, two areas of raised rockery area with mature shrubs, enclosed with mature hedging.

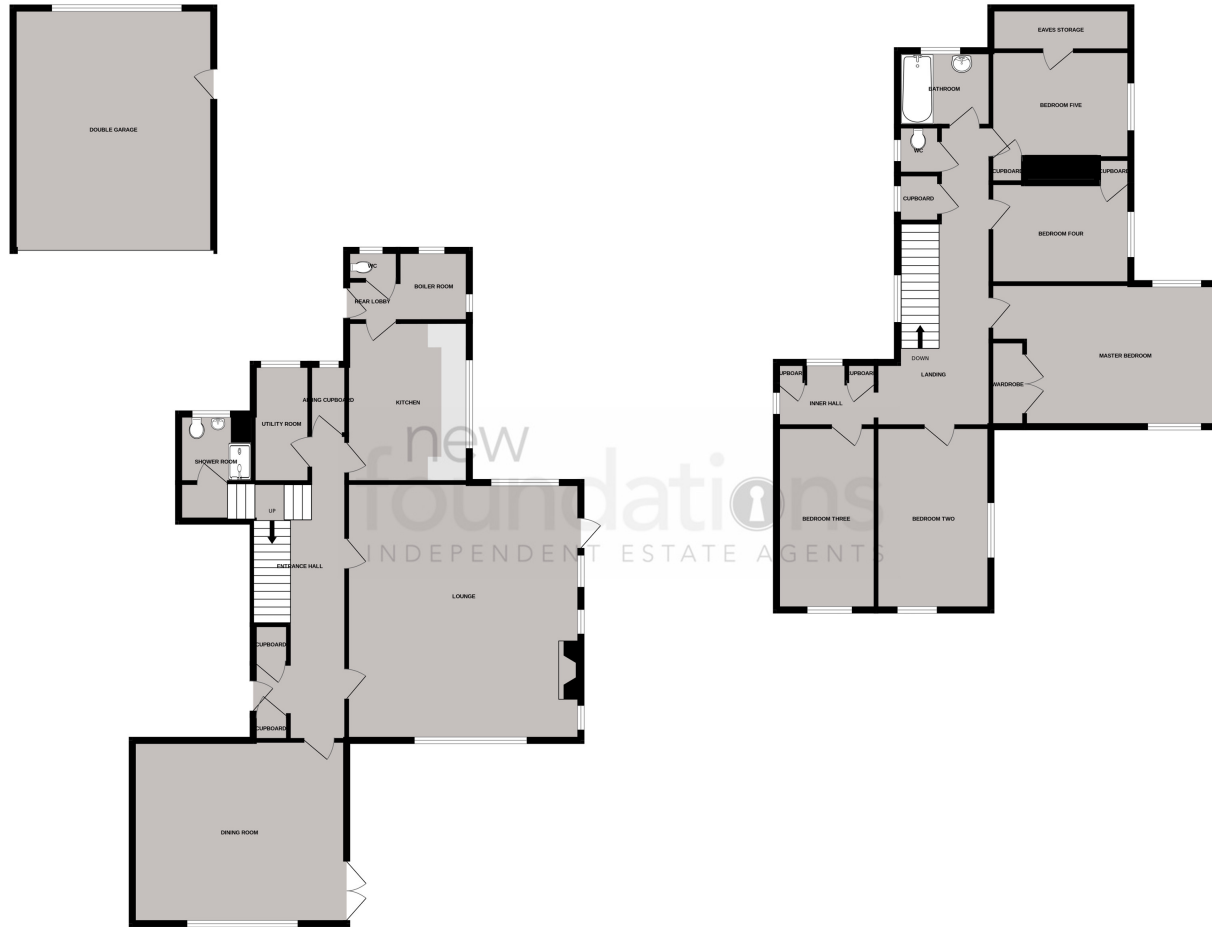
The block paving continues to the area of garden to the rear and side courtesy door to the garage, timber framed shed, large timber framed log store, there is then an extensive lawn area with easterly and southerly aspects and enclosed with mature shrubs and hedging, large patio area ideal for entertaining and benefits from being on the southerly elevation, the patio area continues into a path that leads to the front.



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		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

