



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



PROPERTY DESCRIPTION

A characterful and well presented five bedroom detached house situated in this extremely sought after location just off South Cliff and within a short walk of the beach whilst also being within easy reach of Collington Train Station. The accommodation has been extended by the current vendors and the ground floor comprises; entrance porch, entrance hall, lounge with bi-folding doors onto the garden, bay fronted dining room, re-fitted kitchen/breakfast room, utility room with walk-in larder and cloakroom/WC. On the first floor there is a master bedroom with contemporary three piece bathroom suite, second bedroom with en-suite bathroom and three further bedrooms. Outside the property boasts a substantial rear garden with large patio ideal for entertaining, gated driveway providing off road parking for several vehicles, garage with electric roller door and outside storage room. EPC - D.

FEATURES

- Five Bedroom Detached Character House
- Extremely Sought After Location Within Short Walk Of South Cliff Beach
- Lounge With Bi-Folding Doors Onto The Garden
- Extended & Re-Fitted Kitchen/Breakfast Room
- Master Bedroom With Stunning Three Piece Bathroom Suite Including Roll Top Bath
- Second Bedroom With En-Suite Bathroom Including Roll Top Bath
- Bay Fronted Dining Room
- Extensive Gated Driveway Providing Off Road Parking For Several Vehicles
- Substantial Rear Garden With Large Patio Ideal For Entertaining
- Council Tax Band - F





ROOM DESCRIPTIONS

Entrance Porch

Accessed via oak front door, two double glazed windows to the front, picture rail, hanging space for coats

Entrance Hall

Accessed via glazed door, patterned glazed windows to the front, picture rail, radiator, under-stairs cupboard

Cloakroom/WC

Double glazed patterned window to the side, part tiled walls, low level WC, wash hand basin.

Lounge

17' 11" x 12' 10" (5.46m x 3.91m) A dual aspect room with double glazed bay window to the side and bi-folding doors to the rear leading to the garden, ceiling coving, picture rail, two wall lights, feature exposed brick fireplace with inset log burner.

Dining Room

14' 11" x 13' 10" (4.55m x 4.22m) Double glazed bay window to the front, ceiling coving, picture rail, radiator, feature fireplace with wooden mantle and inset log burner.

Kitchen/Breakfast Room

19' 5" reducing to 7' 3" x 19' 0" reducing to 9' 5" (5.92m reducing to 2.21m x 5.79m reducing to 2.87m) An L-shaped room with double glazed window and double doors to the rear with the latter leading to the garden, spotlights, a re-fitted modern kitchen comprising; a range of working surfaces with inset double butler sink and mixer tap, space for range style cooker with large extractor fan over, a range of matching base cupboards with fitted drawers, space for tall fridge/freezer, feature exposed brick fireplace with inset burner

Utility Area

Double glazed patterned window to the side, a range of working surfaces with inset butler sink and mixer tap, space for dishwasher and washing machine, wall mounted gas fired boiler, heater towel rail, walk-in larder cupboard, door to the garage.

First Floor Landing

Double glazed patterned window to the side, picture rail, cupboard housing hot water cylinder and further cupboard above with shelving, access to loft space via hatch.

Master Bedroom Suite

19' 4" x 16' 7" max (5.89m x 5.05m max) Two double glazed windows to the rear overlooking the garden, velux window, decorative fireplace with wooden surround and exposed brick breast, stunning three piece bathroom suite comprising; independent roll top bath with Victorian style mixer tap, low level WC, circular wash hand basin with mixer tap

Inner Hall

8' 5" x 3' 11" (2.57m x 1.19m) Radiator, doors to bedroom two and the en-suite.

Bedroom Two

12' 11" x 9' 2" (3.94m x 2.79m) A dual aspect room with double glazed windows to the side and rear, radiator.

En-Suite

8' 7" x 8' 5" (2.62m x 2.57m) Double glazed window to the rear, a re-fitted three piece suite comprising; roll top bath with Victorian style mixer tap, low level WC, pedestal wash hand basin, radiator.

Bedroom Three

14' 11" x 13' 10" (4.55m x 4.22m) A dual aspect room with double glazed windows to the front and side, picture rail, two radiators, a range of built-in cupboards, wall-in eaves storage cupboard.

Bedroom Four

10' 11" x 10' 5" (3.33m x 3.17m) Double glazed window to the side, picture rail, radiator

Bedroom Five/Study

13' 6" x 5' 10" & 8' 3" into bay (4.11m x 1.78m & 2.51m into bay) Double glazed window to the front, picture rail, radiator, exposed floorboards.

Garage

16' 0" x 10' 1" (4.88m x 3.07m) Accessed via electric door, internal door to the rear.

Outside

The front of the property is set behind iron gates, large gravel driveway providing off road parking for several vehicles and leading to the garage, gated side access, gravel area continuing to the rear garden, raised bed with well planted shrubs and brick border, outside storage cupboard.

A real feature of this property is the exceptional sized rear garden.

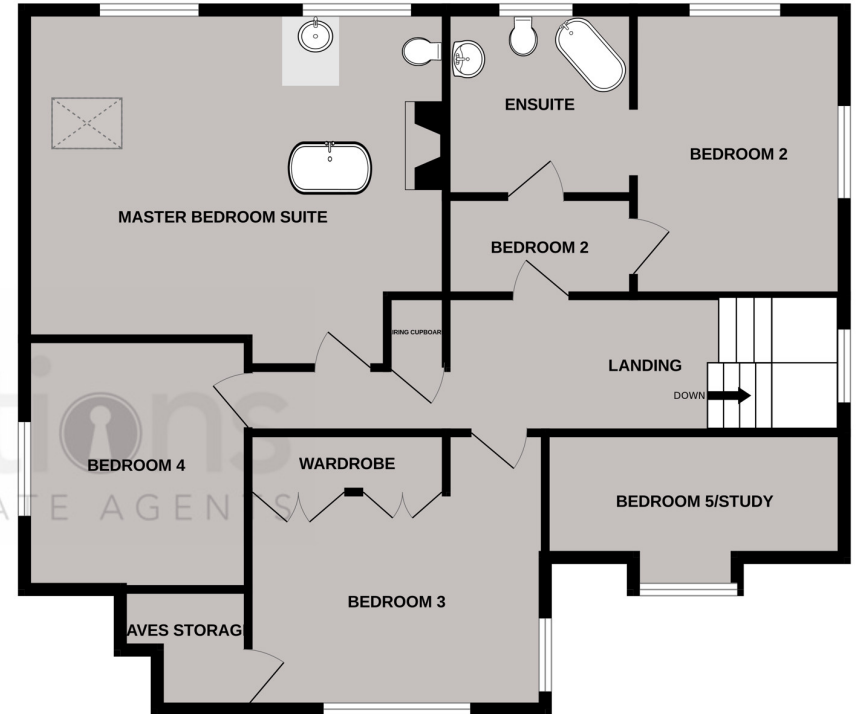
Adjacent to the rear of the property there is a magnificent recently landscaped patio area ideal for entertaining and ample space for table and chairs, brick BBQ area, wall lights, the remainder of the rear garden is mainly laid to lawn, shingle pathway, two sheds, various mature shrubs and trees to each side, gated side access.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	73
England, Scotland & Wales		EU Directive 2002/91/EC	

