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40 Sutherland Avenue, Bexhill-on-Sea,
East Sussex TN39 3QL



PROPERTY DESCRIPTION

An impressive and beautiful five bedroom, two reception detached character house situated in the highly sought after 'Collington' area of Bexhill and close to local shops, local schools and Bexhill Down's. The accommodation is set over two floors, the ground floor comprises; entrance hall, cloakroom/WC, reception hall, bay fronted dual aspect lounge, dining room opening onto the garden, good size kitchen/family room and covered side entrance/utility area. To the first floor there a five bedrooms and a modern family bathroom/shower room. Outside there is off road parking for several vehicles, 28ft detached garage and good size rear garden. To be sold with NO ONWARD CHAIN. EPC - D.

FEATURES

- Five Bedroom Detached House
- Sought After 'Collington' Location
- Plenty of Character and Charm
- Bay Fronted Lounge
- Impressive Kitchen/Diner/Family Room
- Modern Family Bath/Shower Room
- Utility Area
- 28ft Detached Garage
- No Onward Chain
- Council Tax Band - F





ROOM DESCRIPTIONS

Entrance Hall

7' 8" x 6' 10" (2.34m x 2.08m) Accessed via UPVC front door with patterned inserts, double glazed window to the front, picture rail, radiator, large storage cupboard.

Cloakroom/WC

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

Reception Hall

16' 4" x 9' 4" plus recess (4.98m x 2.84m) Double glazed window to the front, feature decorative fireplace, radiator, picture rail, storage cupboard, stairs rising to the first floor.

Living Room

18' 8" x 13' 1" (5.69m x 3.99m) A dual aspect room with double glazed bay window to the front and double glazed window to the side, picture rail, radiator, feature fireplace with marble surround.

Dining Room

14' 4" x 13' 1" (4.37m x 3.99m) A dual aspect room with double glazed windows to the side and rear and French doors to the rear with the latter opening into the garden, picture rail, radiator.

Kitchen/Family Room

20' 7" x 10' 8" plus further area measuring 6' 9" x 6' 4" (6.27m x 3.25m) An impressive 20ft dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, door to the side opening into the covered side access, a range of matching wall and base cupboards with fitted drawers, glazed fronted display unit, a range of working surfaces with inset one and half bowl stainless steel sink and drainer unit with central mixer tap, inset five ring gas hob with stainless steel splashback and stainless steel chimney style extractor fan over, built-eye level oven, built-in dishwasher, space for large American style fridge/freezer, radiator.

First Floor Landing

Double glazed window to the side, access to loft space via hatch, radiator, storage cupboard, picture rail.

Bedroom 1

18' 10" x 13' 2" (5.74m x 4.01m) A dual aspect room with double glazed bay window to the front and double glazed window to the side, a range of built-in bedroom furniture, decorative fireplace, radiator.

Bedroom 2

14' 4" x 13' 0" (4.37m x 3.96m) A dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, picture rail, built-in cupboard, decorative fireplace, radiator.

Bedroom 3

14' 0" x 10' 7" (4.27m x 3.23m) Double glazed window to the rear overlooking the garden, three built-in cupboards, picture rail, radiator.

Bedroom 4

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to the front, picture rail, radiator.

Bedroom 5/Study

10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to the front, picture rail, decorative fireplace, radiator.

Bathroom

Double glazed patterned windows to the side and rear, ceiling coving, inset spotlights, a four piece white suite comprising; corner bath with chrome mixer tap, low level WC, wash hand basin with cupboards below and working surfaces beside, corner shower cubicle with Mira electric shower over, chrome heated ladder style towel rail, electric shaver point, tiled walls.

Outside

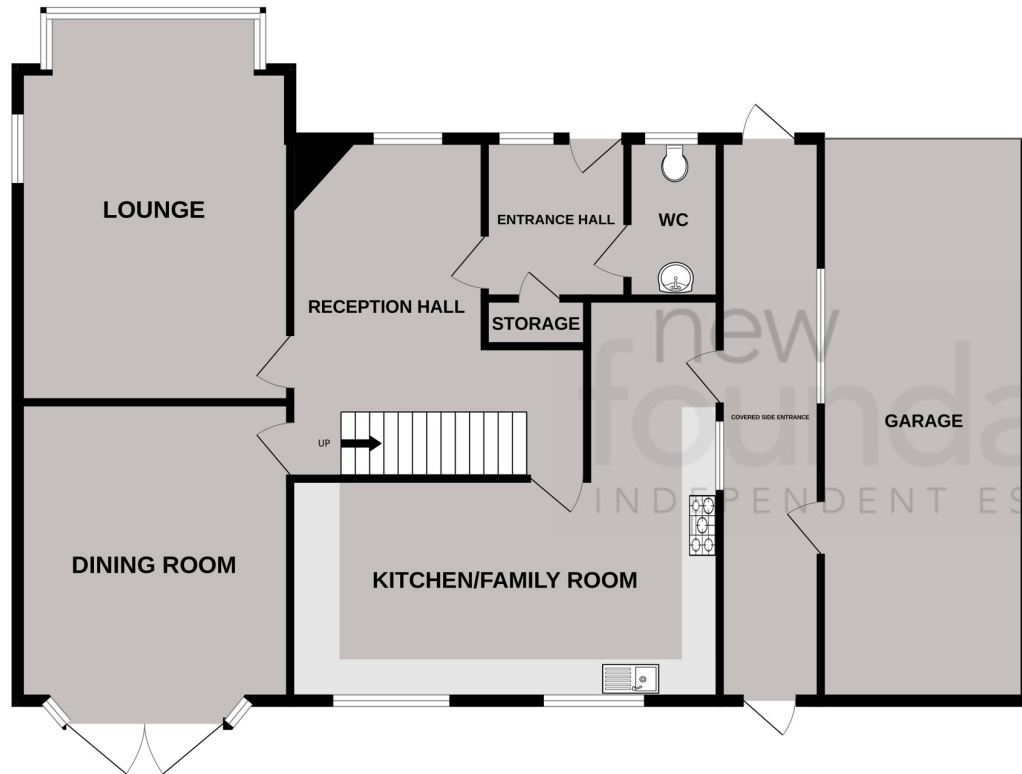
Adjacent to the rear of the property the garden measures 61' in length x 51' in width, there is an extensive patio ideal for entertaining, timber framed shed, rear access to the garage, water tap, gated side access, the remainder of the rear garden is laid to lawn with various shrubs and trees, enclosed with panelled fencing.

The front garden is laid with block paving and provides off road parking for several vehicles and leads to the garage, gated side access, door to the covered side access.

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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

