






BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

5 Sutherland Avenue, Bexhill-on-Sea, East Sussex TN39
£775,000 ^{3LT}  4 Bedroom  3 Bathroom  3 Reception



AT A GLANCE...

A substantial west-facing rear garden with a log cabin and spacious accommodation make this detached house particularly impressive. This property is conveniently located just metres from the iconic seafront promenade, Collington train station, and the town centre. Under current ownership, the property has been meticulously maintained and upgraded to an exceptionally high standard, with a number of thoughtful features including; The entrance porch opens to an inviting reception hall with an integrated bar, making it an ideal place for entertaining. The house features two large reception rooms with bay windows as well as a modern kitchen and breakfast room. In the kitchen, you will find matching wall and base units as well as appliance space. There is ample space for dining furniture in the breakfast room, which has both double doors and bi-folding doors out to the sun terrace. Currently, the ground floor includes a home office that could possibly be used as a fifth bedroom. This room has a kitchen off it, making it ideal for annexe accommodation if needed. A cloakroom and boiler room are also available on the ground floor. There are four particularly spacious double bedrooms on the first floor, one of which has a walk-in wardrobe, and three of which have ensuite bathrooms. Each of the three bathrooms has a very generous proportion and is completely tiled. Furthermore, the house features engineered oak flooring, double glazing and has gas central heating with a newly installed boiler two years ago. It also includes a highly efficient mega-flow hot water tank. Viewing this fantastic property at your earliest convenience is essential to fully appreciate all it has to offer.

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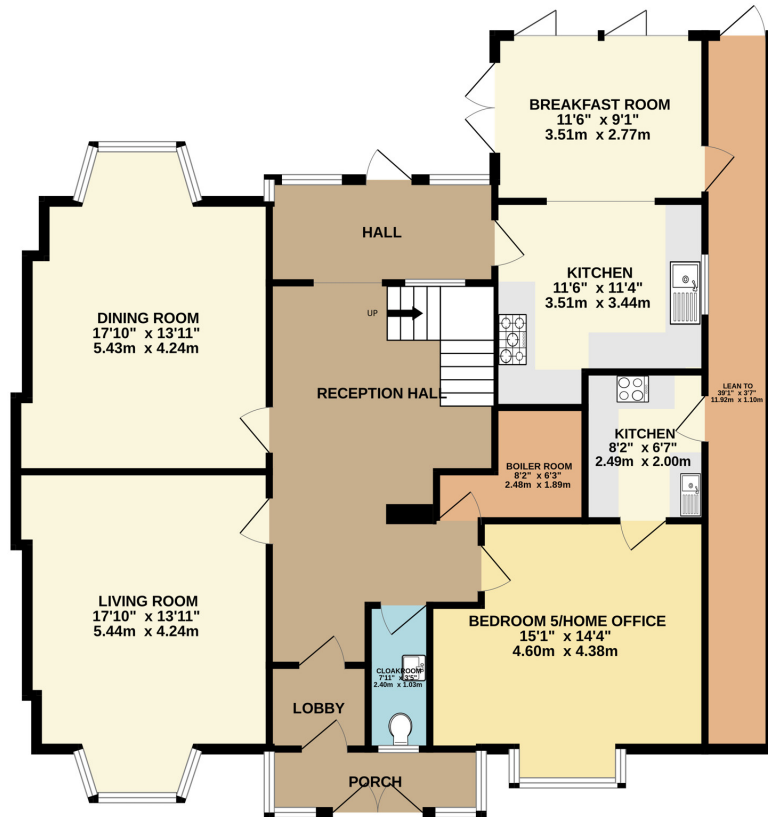
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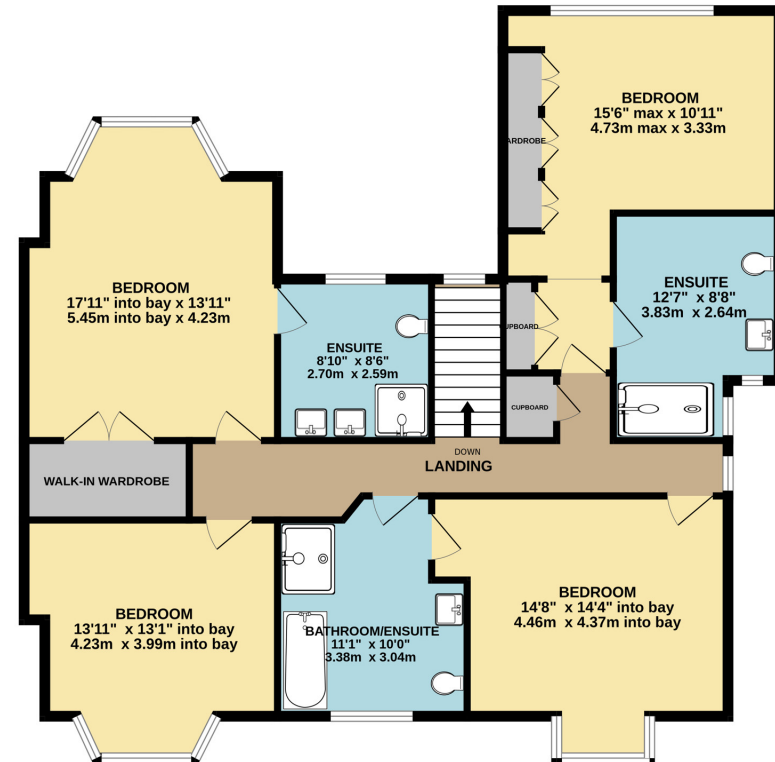
Key Features:

- Outstanding Detached House
- Three Large Bathroom Suites
- West Facing Rear Garden With Log Cabin
- Boiler Under Two Years Old
- High Quality Finish Throughout
- No Onward Chain
- Three Ensuite Bedrooms
- Four Large Double Bedrooms

GROUND FLOOR
1458 sq.ft. (135.5 sq.m.) approx.



1ST FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA : 2737 sq.ft. (254.3 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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Exterior

At the front of the property there is a block paved driveway and a beautifully maintained garden. There is also a brick built bin store and a covered side access spanning the width of the property.

Among the outstanding features of the property is the substantial rear garden. Predominantly laid to lawn, well-stocked with a variety of well-established plants, shrubs, a rose garden, and fruit trees. As well as an alfresco dining area, there is also a filtered fish pond, a log cabin with heating and power that was previously an office, and two garden sheds with power. Furthermore, there are multiple power supplies at the front and rear of the property as well as two water supplies.

Location

Within a very short walk, you will find Collington parade with a useful Tesco express, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.6 miles away with a selection of day-to-day shops and well-regarded restaurants. The iconic seafront promenade is very close by along with Collington train station, just 0.2 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Well-regarded schools for all ages are also close by, together with bus routes.

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