



7 Terminus Avenue, Bexhill-on-Sea,  
East Sussex TN39 3LS





## PROPERTY DESCRIPTION

An opportunity to acquire a character 4/5 bedroom detached older style house situated in Collington, a few minutes walk from Collington railway station and short distance from Bexhill Town Centre and Seafront. The property has lots of further potential to rearrange the accommodation. (the master bedroom is currently split into 2 bedrooms) There is a large covered veranda leading to the entrance hall, separate living room, open plan family/sitting/kitchen area, utility room, ground floor W/C, ground floor bedroom with en-suite, family bathroom, further shower room, south facing garden, garage which has been converted to a garden room and store, driveway. EPC - D.

## FEATURES

- Character 4/5 Bedroom Detached House
- Large Sitting Room
- Impressive Kitchen/Breakfast Room
- Close To Town Centre & Seafront
- South Facing Garden
- Sought After Collington Location Within A Short Walk Of Local Shops and Train Station
- Ground Floor Bedroom And Shower Room
- Further Potential
- Utility Room
- Council Tax Band - F





## ROOM DESCRIPTIONS

### Covered Entrance

Veranda with front door leading to the main entrance hall.

### Entrance Hall

8' 6" x 6' 10" (2.59m x 2.08m) With radiator, port hole window, engineered wood flooring.

### Sitting Room

20' 0" x 12' 11" plus 2 turrets (6.10m x 3.94m) With two feature turret bays overlooking the front and the rear of the property, wooden fireplace with inset log burner, TV point, radiator, engineered wood flooring.

### Family Room

12' 7" x 9' 11" (3.84m x 3.02m) With wood fire surround and inset log burner, two built-in storage cupboards, engineered wood flooring.

### Kitchen/Breakfast Room

26' 11" x 13' 10" narrowing to 8' 4" (8.20m x 4.22m) Fitted with one and a half bowl sink unit with a mixer tap with cupboards under, fitted dishwasher and built-in fridge, range of working surfaces with cupboards and drawers under, space for range style cooker, space for American style fridge/freezer, radiator, double glazed windows overlooking the rear garden, breakfast area with space for large table, radiator, double glazed door giving access to the rear garden, engineered wood flooring.

### Utility Room

Plumbing for washing machine and space for tumble dryer, engineered wood flooring, door to ground floor WC.

### Ground Floor W/C

With low-level WC, heated towel rail, wash hand basin, double glazed window.

### Inner Hallway

8' 4" x 6' 0" max (2.54m x 1.83m) With radiator, shelved storage cupboard with hanging space.

### Ground Floor Bedroom/Study

11' 3" x 9' 0" (3.43m x 2.74m) Double glazed window with fitted shutters overlooking the front of the property, radiator, engineered wood flooring.

### En-suite Wet Room

10' 6" x 4' 6" (3.20m x 1.37m) With tiled floor, low level WC, wash hand basin, shower area with chrome fitments with overhead shower and handheld shower, extractor fan, radiator, double glazed windows.

### Landing

Stairs rising to first floor landing with Velux window, radiator, and access to loft space,

### Bedroom 1

12' 11" x 12' 6" (3.94m x 3.81m) Double glazed window with fitted shutters overlooking the front of the property, radiator.

### Bedroom 2

9' 9" into recess x 9' 0" (2.97m x 2.74m) Double glazed window overlooking the rear of the property, radiator.

### Bedroom 3

11' 6" x 9' 2" plus turret (3.51m x 2.79m) Double glazed turret window overlooking the rear of the property with distant sea views, radiator, access to eaves storage cupboard.

### Bedroom 4

12' 9" x 8' 11" plus turret (3.89m x 2.72m) Double glazed turret window overlooking the front of the property, radiator.

### Bedroom 5

8' 7" x 8' 3" (2.62m x 2.51m) Double glazed window overlooking the front of the property, radiator.

### Family Bathroom

Fitted panel bath with mix tap, low-level WC, wash hand basin, radiator, double glazed frosted windows

### Separate Shower Room

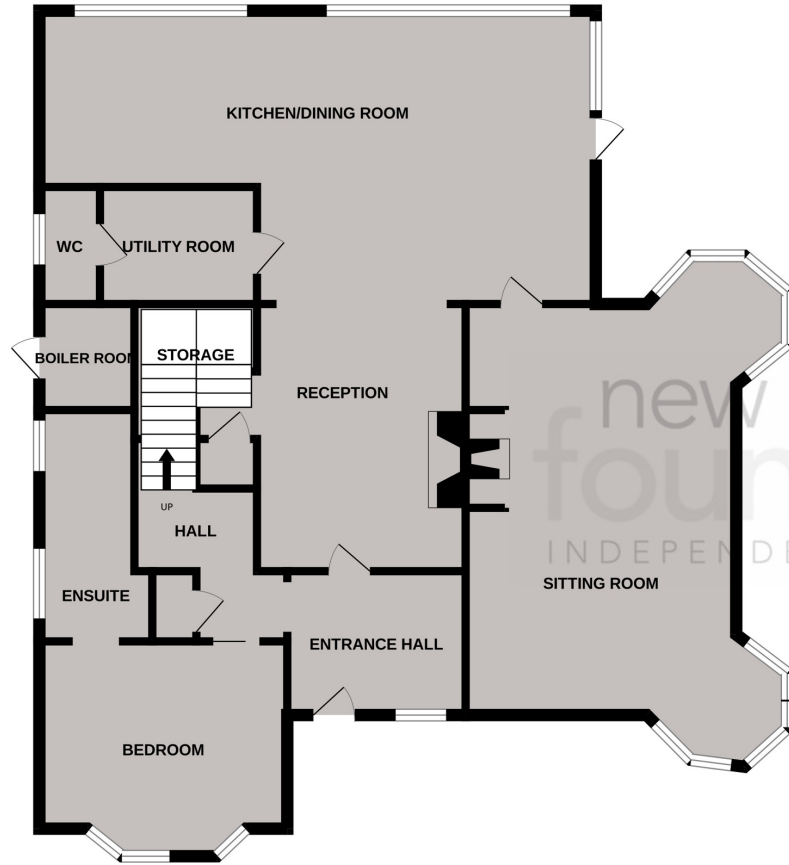
With low level WC, wash hand basin, tiled shower cubicle with glass screens and electric shower, radiator, double glazed window.

### Outside

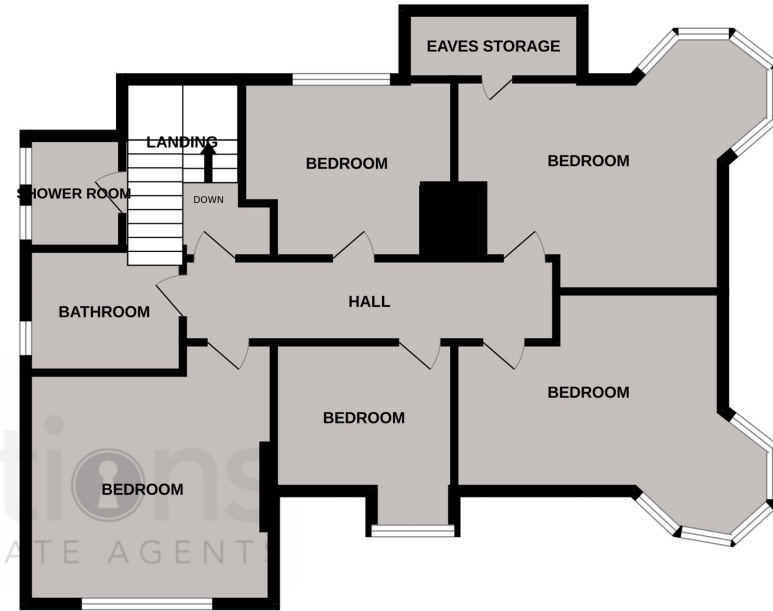
To the front of the property, the gardens are laid to lawn with pathway and side access. There is a single driveway leading down to the garage, which has now been converted to a garden room/store. The principal area of gardens are located to the rear of the property with a southerly aspect, laid to lawn with two patio areas, there is a greenhouse, raised area of decking, directly from the kitchen is a double glazed door giving access to the garden room, which was formally the rear of the 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		62	71
England, Scotland & Wales		EU Directive 2002/91/EC	

