



Villa Rosa
11 Southcourt Avenue | Bexhill-on-Sea | TN39 3AR

Seller Insight

“Villa Rosa, a beautifully presented and exceptionally well-appointed family home, enjoys a coveted location on a quiet avenue just moments from Bexhill beach. The property was originally built in the 1930s, but in the past few years it has been the subject of an ambitious project of refurbishment. “Over and above everything else, it was the location that sold this house to us when we came across it five years ago,” says Charles. “The house at the time was far too small, but it sat in this superb location on a pretty avenue, close to the beach and the centre of town, and it benefitted from having a lovely big garden so we knew that it had potential, and I’d say that that potential has now most definitely been recognised.”

“We’ve done so much work to the house that it’s now totally unrecognisable from the house we purchased back in 2011. It’s been greatly extended, a new roof has been put on, we’ve had it rewired, the plumbing system has been overhauled and it’s been beautifully refurbished throughout. We’ve also upgraded the insulation and replaced the windows with double glazed units that can cope with the coastal breeze. It’s now much more spacious, light and bright, and a lot better-looking from the outside, although we maintained a 1930s design that fits in beautifully with the neighbouring properties; in short, it’s a much better version of the house we originally bought.”

“The garden was a feature that initially attracted us to the property, and it really is a very large and very beautiful space,” continues Charles. “It was developed by a previous owner and it’s essentially divided into three areas. We have a lovely little courtyard just outside the conservatory, which is a really nice place to sit out and eat, we then have a large patio area and a huge open lawn that’s edged with mature shrubs and trees, and right at the very end is where we have the greenhouses, raised veg beds and our home gym that was built while the renovations were being carried out. It’s a very peaceful space and not overlooked, and it’s something we’re really going to miss when we move.”

“The rooms are all so lovely and we use and enjoy them all, but one of my favourite features is the wine cellar,” says Charles. “It’s hidden behind a bookcase door so it’s almost like a secret room, and it’s been designed to maintain a perfectly cool ambient temperature.”

“This is a place that I’d say offers a little bit of everything,” says Charles. “We’re just a stone’s throw from the beach, the town, the train station and mile upon mile of glorious open countryside. It’s a location that I know is going to be extremely hard to better.”

“The gym is yet another lovely feature of the property, and it’s a multi-functional building. We’ve installed heavy duty electrics and it’s a very solid structure, so it could be used as anything from a home gym to a home office.”

“We’ll miss everything we’ve done to the house,” says Charles. “It’s been a real labour of love and I feel we’ve transformed a very average house into a really outstanding family home. We’ve been extremely happy here and have relished being so close to the sea, but it’s time for a new family to enjoy living here.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step inside

Villa Rosa

We are delighted to market this superb five-bedroom family home in an enviable location on a quiet road close to the seafront.

Renovated and extended throughout by the current owners, Villa Rosa is a truly unique villa style property offering a wealth of features.

Built in the 1930s, this detached property is accessed through large wrought iron gates leading to a substantial brick driveway with ample off-road parking. To the front you also find the enclosed front garden with mature shrubs and hedging and mains water for gardening.

Entering the house through the oak front door with glazed side panels and Georgian archway you are led to the large hallway with stairs leading to the first floor. On the ground floor you find a number of well-proportioned and superbly appointed rooms including a living room with bay window to the front elevation, oak flooring, ornate cast iron fireplace and hidden wine cellar with terracotta floor tiling to help maintain ambient temperature, accessed through a secret door hidden in a bookcase.

Also, on the ground floor you have the dining room, with window to the front elevation, engineered oak flooring and underfloor heating, drawing room, orangery, utility room, cloakroom and kitchen. The kitchen boasts bespoke cabinets with granite worktops and all modern appliances, butler sink with mixer taps, concealed LED lighting, wine fridge and range style Belling cooker. You further benefit from a breakfast room with vaulted ceiling, underfloor heating, dual aspect windows and French doors leading to a sun terrace.

Taking the stairs to the first floor you find the master bedroom with Juliette balcony, built in wardrobes, underfloor heating and ensuite bathroom with granite effect splashbacks and all modern utilities. Also, on the first floor you find four further bedrooms, another ensuite bathroom and family shower room.









Step outside

Villa Rosa

To the rear of the property you find a wonderful landscaped garden featuring rose lined pathways, patio areas, raised sun terrace, outside water tap and outside lighting, ornamental fishpond and various seating areas. The garden also benefits from a variety of mature shrubs and borders and offers both seclusion and privacy. The garden further benefits from a brick-built barbecue, raised vegetable patches, large heated greenhouse, shed, composting area and timber framed gym with power, lighting and insulation.

The property also has a garage with electric up and over door, power, lighting, work bench and sink.

Villa Rosa is located on Southcourt Avenue, a quiet residential road across South Cliff and Cooden Drive. The property is within a few minutes' walk to the seafront and the amenities of Bexhill.

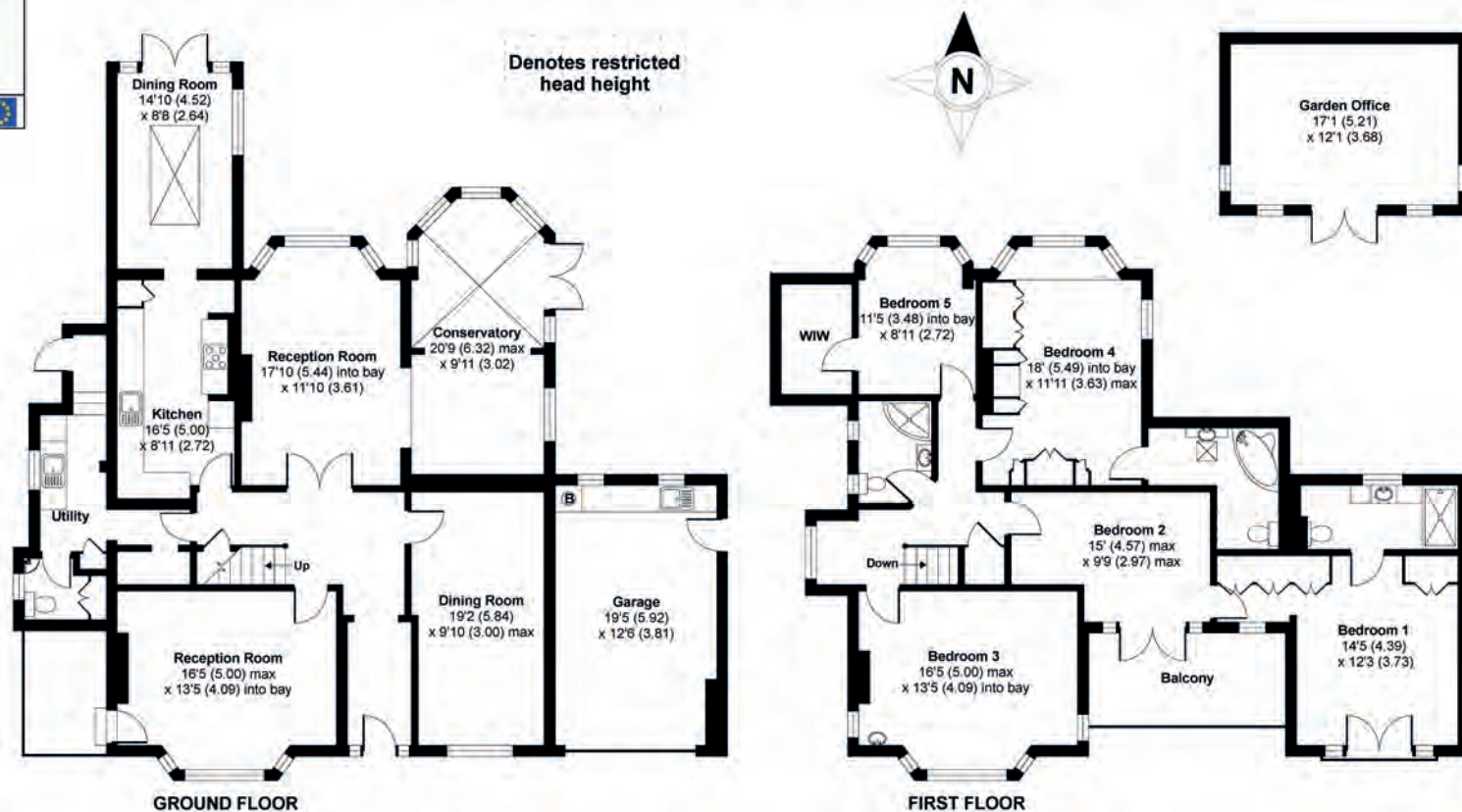




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(85 - 91) B		
(80 - 84) C		
(65 - 79) D		
(55 - 64) E		61
(45 - 54) F	46	
(35 - 44) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Southcourt Avenue, Bexhill-on-Sea, TN39

APPROX. GROSS INTERNAL FLOOR AREA 2692 SQ FT 250 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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