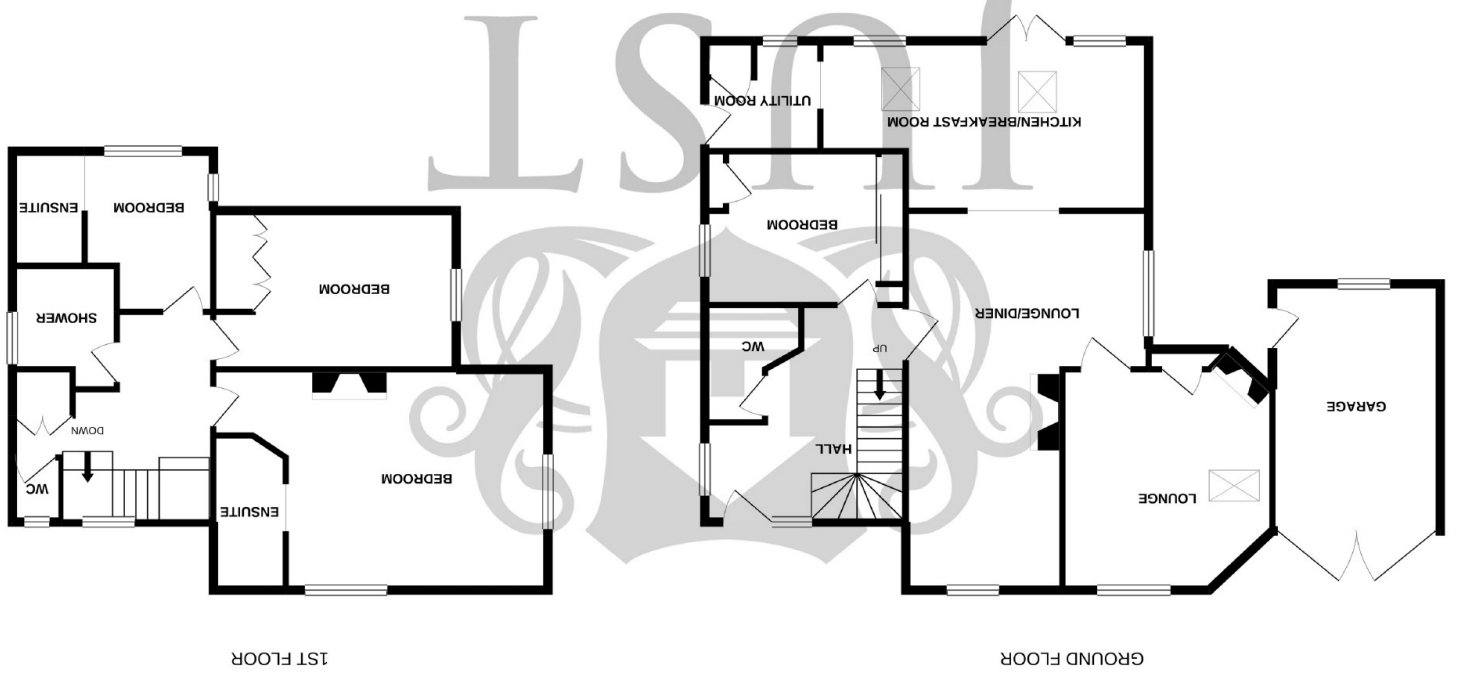


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
Potential	Current
79	51

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs



FLOORPLANS

Court Cottage, Westcourt Drive, Bexhill On Sea,
TN39 3NA

www.justproperty.net



4 Bedrooms | 2 Receptions | 3 Bathrooms | 177 sq m area

Freehold
£725,000

Court Cottage, Westcourt Drive, Bexhill On Sea, TN39 3NA





4 Bedrooms 2 Receptions 3 Bathrooms 177 sq m area

PROPERTY DETAILS

An exceptionally well presented and spacious four bedroom, two reception room detached family house, situated in this sought after Collington area of Bexhill, ideally positioned directly opposite Collington Woods and within immediate walking distance of Bexhill seafront and Collington train station. Bexhill offers a range of shops, restaurants, bus services, mainline railway station and iconic De La Warr Pavilion.

The property provides comfortable and versatile living accommodation to include a reception hallway with returning staircase, a downstairs cloakroom, an impressive 23'7 x 16'0 living room/diner with feature fireplace, a separate family room as well as a downstairs bedroom four/study with built-in wardrobes. A particular feature of the property is the 20'7 x 10'4 kitchen/breakfast room with 10'6 vaulted ceiling, central island and built-in appliances with a separate utility room and walk-in pantry cupboard. The kitchen also has double doors leading to the rear garden. From the first floor galleried landing there three double bedrooms with an en-suite bathroom to bedroom one (bedroom three incorporates an en-suite bathroom), a family shower room with contemporary walk-in shower suite and a separate w.c.

Outside, there is a driveway to the front providing off road parking for several vehicles and a 17'5 x 7'10 garage with the rear garden measuring in excess of 100ft and being landscaped with an alfresco dining area with pergola, a rear patio and the remainder of garden being mainly laid to lawn with flower & shrub beds and outbuildings. Further benefits include feature fireplaces and exposed wooden flooring. Viewing considered essential.



ROOM DIMENSIONS

Reception Hall
13'9 x 12'4 (4.19m x 3.76m)

Downstairs Cloakroom

Living Room/Diner
23'7 x 16'0 (7.19m x 4.88m)

Family Room
13'0 x 13'0 (3.96m x 3.96m)

Kitchen/Breakfast Room
20'7 x 10'4 (6.27m x 3.15m)

Utility Room
7'4 x 7'0 (2.24m x 2.13m)

Study/Bedroom Four
9'10 x 9'7 (3.00m x 2.92m)

First Floor Galleried Landing

Bedroom One
16'0 x 13'0 (4.88m x 3.96m)

En-suite Bathroom
9'6 x 4'8 (2.90m x 1.42m)

Bedroom Two
16'0 x 10'5 (4.88m x 3.18m)

Bedroom
10'8 x 7'6 (3.25m x 2.29m)

En-suite Bathroom
8'0 x 4'7 (2.44m x 1.40m)

Shower Room
6'6 x 6'0 (1.98m x 1.83m)

Separate W.C

Driveway

Garage
17'5 x 7'10 (5.31m x 2.39m)

Rear Garden

FEATURES

- Exceptional Family House
- Sought After Location
- Four Double Bedrooms
- Two Reception Rooms
- Feature Fireplaces
- 20'7 Kitchen/Breakfast Room
- 2 En-suites & Shower Room
- Garage & Ample Parking
- 100ft Landscaped Garden
- Viewing Considered Essential

