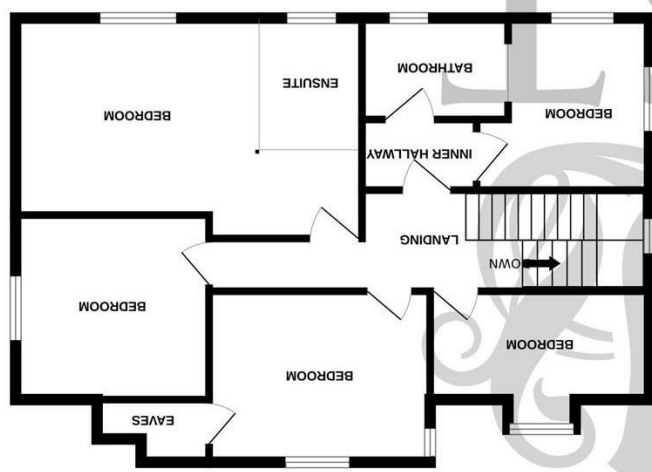
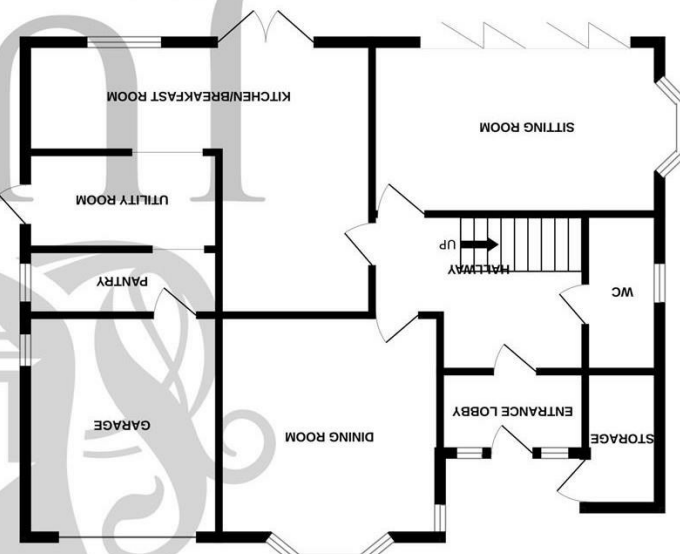


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	59
Potential	73



1ST FLOOR



GROUND 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.

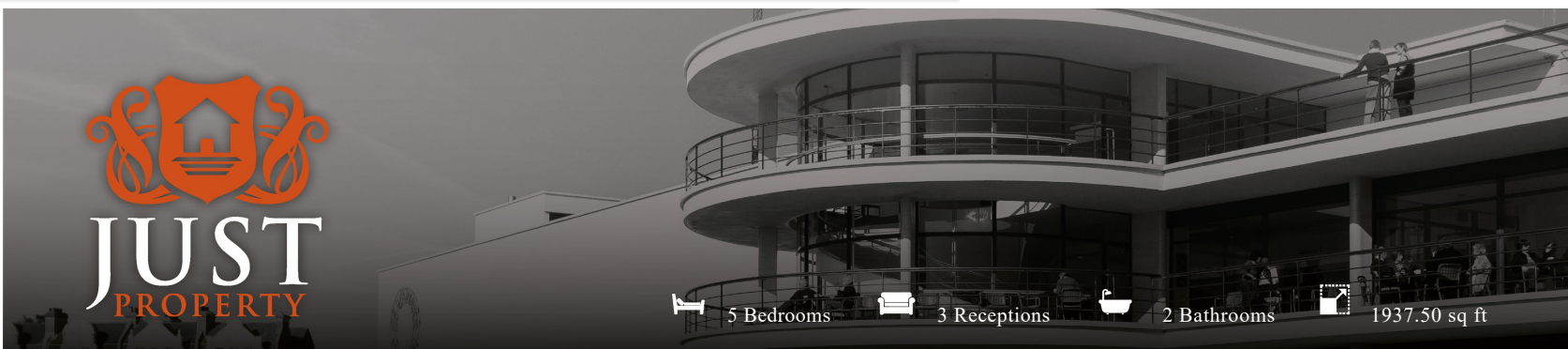
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# FLOORPLANS

5 Southcourt Avenue, Bexhill On Sea, TN39 3AR

[www.justproperty.net](http://www.justproperty.net)



5 Bedrooms | 3 Receptions | 2 Bathrooms | 1937.50 sq ft

Freehold

# £895,000

5 Southcourt Avenue, Bexhill On Sea, TN39 3AR





5 Bedrooms 3 Receptions 2 Bathrooms 1937.50 sq ft

## PROPERTY DETAILS

Just Property are delighted bring to the market this hugely impressive five bedroom detached house, situated in one of Bexhill's most sought after Avenues just off Bexhill Seafront. The property itself has been modernised throughout to a high standard by the current owners, to provide spacious and versatile accommodation whilst retaining charm and character.

This property is ideally positioned, being just 15 minute walk along the beach to the Cooden Beach Golf Club, , Cooden Beach Relais Hotel, Cooden Beach train station with direct links to Brighton & London, and just a minutes stroll from Bexhill's wonderful seafront and promenade. Bexhill town centre provides a good choice of shopping, eateries, commercial, recreational and cultural facilities. There is a fantastic choice of schools in the area within both state and private sectors.

The property sits in the centre of a generous sized plot with substantial frontage and gated access. Accommodation itself comprises entrance lobby, charming entrance hall, sitting room with feature fireplace with dual fuel burner and bi-folds giving access into the rear garden, dining room, open plan kitchen/breakfast room, utility area, and separate pantry. In addition there is a downstairs cloakroom/w.c and integral garage.

To the first floor, the generous landing leads to 5 bedrooms, bedroom one presents as a stunning suite, having freestanding roll top bath, wash hand basin and w/c, bedroom two is configured as a separate suite, consisting of inner lobby, bedroom area and en-suite bathroom.

To the outside, the rear patio offers a superb space for alfresco dining and entertaining and the generous rear plot has a wonderful range of mature planting, trees and shrubs offering privacy and seclusion. To the front the landscaped frontage offers off road parking for numerous vehicles.

Just Property highly recommend and early inspection to fully appreciate all this very special property has to offer.



## ROOM DIMENSIONS

Entrance Lobby	Bedroom 14'11 x 13'11 (4.55m x 4.24m)
Entrance Hall	Eaves Storage
Sitting Room 20'6 x 12'6 (6.25m x 3.81m)	Bedroom 10'11 x 10'5 (3.33m x 3.18m)
Dining Room 16'3 x 13'10 (4.95m x 4.22m)	Bedroom 13'5" x 8'3" (4.11m x 2.54m)
Kitchen/Breakfast Room 19'3" x 18'8" (5.89 x 5.7)	Inner Lobby 8'5 x 3'11 (2.57m x 1.19m)
Utility Room 7'7 x 5'9 (2.31m x 1.75m)	Bedroom 12'11 x 9'2 (3.94m x 2.79m)
Pantry	En-suite Bathroom 8'7 x 8'5 (2.62m x 2.57m)
Downstairs W.C.	Driveway
First Floor Landing	Integral Garage
Bedroom with freestanding bath, wash basin and w/c 19'4 x 16'7 max (5.89m x 5.05m max)	Rear Garden

## FEATURES

- Rarely Available
- Sought After 'Just Off Seafront' Location
- Substantial Detached Property
- Five Bedrooms
- Two En-suites
- Refurbished Throughout, Retaining Character And Charm
- Mature, Level and Attractive Rear Garden
- Three Duel Fuel Burners and Fireplaces
- Impressive Kitchen/Breakfast Room
- Early Inspection Advised

