



**Moloney**  
COUNTRY PROPERTY



5 SOUTHCOURT AVENUE BEXHILL ON SEA

## 5 SOUTHCOURT AVENUE, BEXHILL ON SEA, EAST SUSSEX. TN39 3AR

A CHARACTER, WELL PRESENTED FIVE BEDROOM DETACHED HOUSE SITUATED IN THIS EXTREMELY SOUGHT AFTER LOCATION JUST OFF SOUTH CLIFF AND WITHIN A SHORT WALK OF THE BEACH AND EASY REACH OF COLLINGTON TRAIN STATION. EXTENDED BY THE CURRENT VENDORS NOW COMPRISES; PORCH, ENTRANCE HALL, SITTING ROOM WITH BI-FOLDING DOORS TO THE GARDEN, DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM WITH WALK-IN LARDER AND CLOAKROOM. MASTER BEDROOM WITH CONTEMPORARY BATHROOM, SECOND BEDROOM WITH EN-SUITE & THREE FURTHER BEDROOMS. OUTSIDE THE PROPERTY BOASTS A SUBSTANTIAL REAR GARDEN WITH LARGE PATIO IDEAL FOR ENTERTAINING, GATED DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES, GARAGE & OUTSIDE STORE ROOM.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM WITH LARDER, MASTER BEDROOM SUITE, BED 2 EN-SUITE, 3 FURTHER BEDS. INTEGRAL GARAGE, FRONT & REAR GARDENS, OUTSIDE STORAGE. GFCH.



Driveway to:

**ENTRANCE PORCH:** Accessed via oak front door. Two double glazed windows to the front. Picture rail, cloaks hooks. Door to:

**ENTRANCE HALL:** Obscure glazed windows to the front. Picture rail, under-stairs cupboard.

**CLOAKROOM:** Obscure double glazed window to the side. Part tiled walls. Fitted with WC & hand basin.

**SITTING ROOM:** 17' 11" x 12' 10" (5.46m x 3.91m) A double aspect room with double glazed bay window to the side and bi-folding doors out to the garden. Ceiling coving, picture rail, two wall lights. Feature exposed brick fireplace with inset log burner.

**DINING ROOM:** 14' 11" x 13' 10" (4.55m x 4.22m) Double glazed bay window to the front. Ceiling coving, picture rail. Feature fireplace with wooden mantle and inset log burner.

**KITCHEN/BREAKFAST ROOM:** 19' 5" reducing to 7' 3" x 19' 0" reducing to 9' 5" (5.92m reducing to 2.21m x 5.79m reducing to 2.87m) An L-shaped room with double glazed window and double doors to the rear garden. Inset lights. A re-fitted modern kitchen comprising; a range of working surfaces with inset double butler sink and mixer

**GUIDE PRICE £870,000**



tap, space for range style cooker with large extractor over, a range of matching base cupboards with fitted drawers, space for tall fridge/freezer, feature exposed brick fireplace with inset burner.

**UTILITY AREA:** Obscure double glazed window to the side. Fitted with a range of working surfaces with inset butler sink and mixer tap, space for dishwasher and washing machine. Wall mounted gas fired boiler, heated towel rail. Walk in larder cupboard. Door to the garage.

**FIRST FLOOR LANDING:** Double glazed patterned window to the side, picture rail, cupboard housing hot water cylinder and further cupboard above with shelving. Loft hatch.

**MASTER BEDROOM SUITE:** 19' 4" x 16' 7" max (5.89m x 5.05m max) Two double glazed windows to the rear overlooking the garden, velux window. Decorative fireplace with wooden surround and exposed brick breast. Stunning bathroom suite comprising; Free standing claw foot roll top bath with Victorian style mixer tap, WC & circular hand basin with mixer tap.

**INNER HALL:** 8' 5" x 3' 11" (2.57m x 1.19m) Doors to bedroom two and the en-suite.

**BEDROOM TWO:** 12' 11" x 9' 2" (3.94m x 2.79m) A double aspect room with double glazed windows to the side and rear.

**EN-SUITE:** 8' 7" x 8' 5" (2.62m x 2.57m) Double glazed window to the rear. A refitted suite comprising; roll top bath with Victorian style mixer tap, WC & pedestal hand basin.

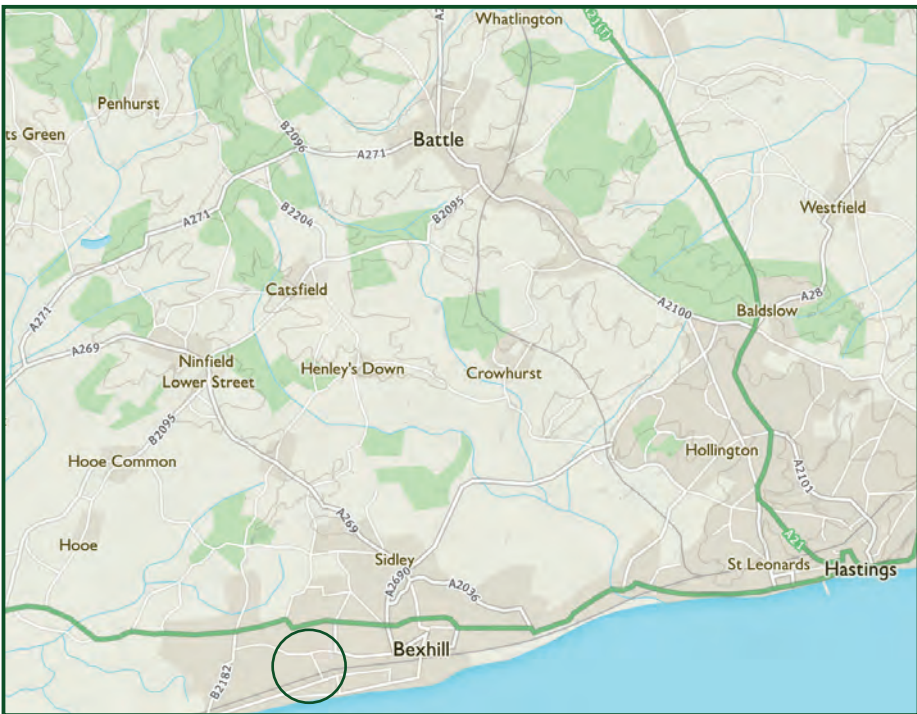
**BEDROOM THREE:** 14' 11" x 13' 10" (4.55m x 4.22m) A double aspect room with double glazed windows to the front and side. Picture rail. Fitted with a range of built-in cupboards. Eaves storage cupboard.

**BEDROOM FOUR:** 10' 11" x 10' 5" (3.33m x 3.17m) Double glazed window to the side. Picture rail.

**BEDROOM FIVE/STUDY:** 13' 6" x 5' 10" & 8' 3" into bay (4.11m x 1.78m & 2.51m into bay) Double glazed window to the front. Picture rail, exposed floorboards.

**GARAGE:** 16' 0" x 10' 1" (4.88m x 3.07m) Accessed via electric door, internal door to the rear.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**OUTSIDE:** The front of the property is set behind iron gates with a large gravel driveway providing off road parking for several vehicles and leading to the garage. A gated side access with gravel area leads to the rear garden with raised beds & well planted shrubs and brick border, outside storage cupboard.

A real feature of this property is the exceptional sized rear garden. Adjacent to the rear of the property there is a magnificent recently landscaped patio area ideal for entertaining and ample space for al-fresco dining, brick BBQ area, wall lights. The remainder of the rear garden is mainly laid to lawn with shingle pathway, two sheds, various mature shrubs and trees & gated side access.

**SERVICES:** All mains services are connected.

**FLOOR AREA:** 180m<sup>2</sup> (1,937 ft<sup>2</sup>) Approx.

**EPC RATING :** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Bexhill and West St. Leonards stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

**DIRECTIONS:** Travelling west out of Bexhill on West Parade, turn left on to Cooden Drive. take the first left into Southcourt Ave, No 5 will be found after a short distance on the left.

**What3Words (Location):** [///mole.dunes.regularly](https://www.what3words.com/#!/mole.dunes.regularly)

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

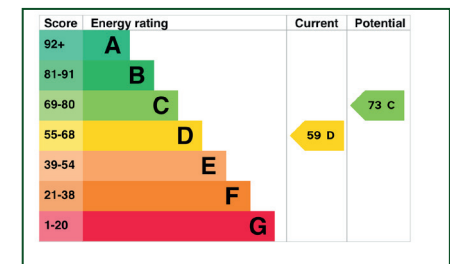
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**TELEPHONE: 01797 253000 or 01580 212828**

GROUND FLOOR



1ST FLOOR



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