

# Abbott & Abbott

Estate Agents, Valuers and Lettings



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

Asking Price £585,000







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# 7 Terminus Avenue

Bexhill-on-Sea, TN39 3LS

- Substantial and characterful detached house in most convenient location only yards from shops and Collington station
- Superb, 27'5 x 27' south-facing kitchen/family room overlooking the rear garden
- Highly recommended
- Gas central heating & double glazed windows and doors
- Five bedrooms - including ground floor bedroom with en suite wet room
- South-facing rear garden
- Separate bath and shower rooms
- Lovely sitting room with twin semi-circular bay windows
- Within half a mile of the town centre and seafront

Situated in a most convenient location, just yards from local shops in Collington Avenue and Collington Halt railway station, and within half a mile of the town centre and the seafront (closer via a footpath to Cooden Drive), Abbott & Abbott Estate Agents offer for sale this substantial detached house, full of character, offering excellent family-size accommodation. Probably built around 1910, the property provides highly versatile accommodation with four first floor bedrooms - plus a study, and a ground floor fifth bedroom with en suite wet room providing potential for dual occupancy or further reception space. There is also a further bathroom and separate shower room. A particular feature is the superb, south-facing kitchen/family room, measuring 27' 5" max x 27' 0" max (8.36m x 8.23m) and overlooking the rear garden. There is also a lovely sitting room with twin semi-circular bay windows and fireplace with fitted burner. Outside, there is a detached garage - divided into a store and garden room, and a south-facing rear garden. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

This is a most attractive and spacious detached house, well placed in favoured Collington, convenient for the town and seafront. Viewing by appointment.



**Entrance Hall**

**Sitting Room**

**Kitchen/Family Room**

**Cloakroom**

**First Floor Landing**

**Bedroom Three**

**Utility Room**

**En Suite Wet Room**

**Bedroom Two**

**Bedroom Five/ Office**

**Study**

**Bathroom**

**Shower Room**







**Bedroom One**

**Bedroom Four**

**Note**

**Outside**

**Gardens**

**EPC Rating**

**Detached Garage**

**Council Tax Band**

**Full Description**







Floor Plans



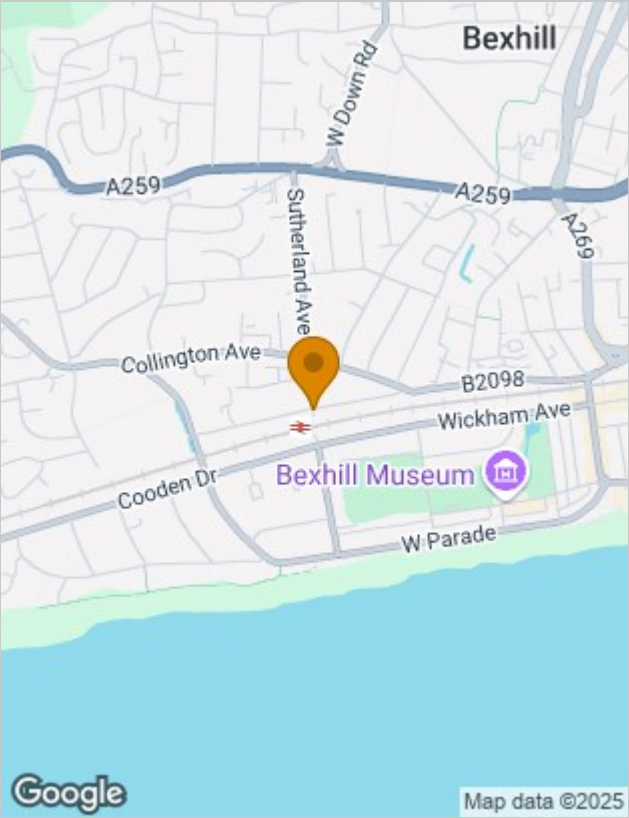
Viewing

Please contact our Sales Office on [sales@abbottandabbot](mailto:sales@abbottandabbot) if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

