

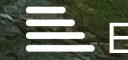
# Abbott & Abbott

Estate Agents, Valuers and Lettings



Sutherland Avenue, Bexhill-on-Sea

£450,000









£450,000

# 2 Sutherland Avenue

Bexhill-on-Sea, TN39 3LT

- Two reception rooms - including a delightful double aspect sitting room with bay window
- Most convenient location adjacent to station and within easy reach of local shops and buses
- Good size kitchen plus utility room
- No onward chain
- Some general updating required
- Detached garage and off-road parking
- Two bedrooms
- Charming detached bungalow, set in private, mature gardens, on corner plot in West Bexhill
- Gas central heating & double glazed windows and doors

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming, individual detached bungalow, set in private, mature gardens, on a corner plot almost opposite Collington Halt station and within a few hundred yards of local shops. Probably built around 1910, the property provides two bedrooms and two reception rooms, including a delightful double aspect sitting room with bay window. There is also a large kitchen with integrated appliances, complimented by a utility room, and a modern bathroom suite. Outside, there is also a detached garage and off-road parking. Although the property would now benefit from some updating, gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in the much-favoured Collington area of West Bexhill, in a road of individual property, about a mile from the town centre and less than half a mile from the seafront at West Parade. Local buses stop in nearby Collington Avenue.



## Entrance Hall

### Sitting Room

13'10 plus bay window x 12' (4.22m plus bay window x 3.66m)

### Kitchen

14'6 x 12' (4.42m x 3.66m)

### Rear Lobby

### Breakfast Room

11' x 8' (3.35m x 2.44m)

### Utility Room

8'3 x 4'8 (2.51m x 1.42m)

### Bedroom One

12' x 10' (3.66m x 3.05m)

### Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)

### Bathroom

### Outside

### Detached Garage

18' x 10'2 (5.49m x 3.10m)

### Mature Gardens

**Council Tax Band - E (Rother District Council)**

**EPC Rating - E**

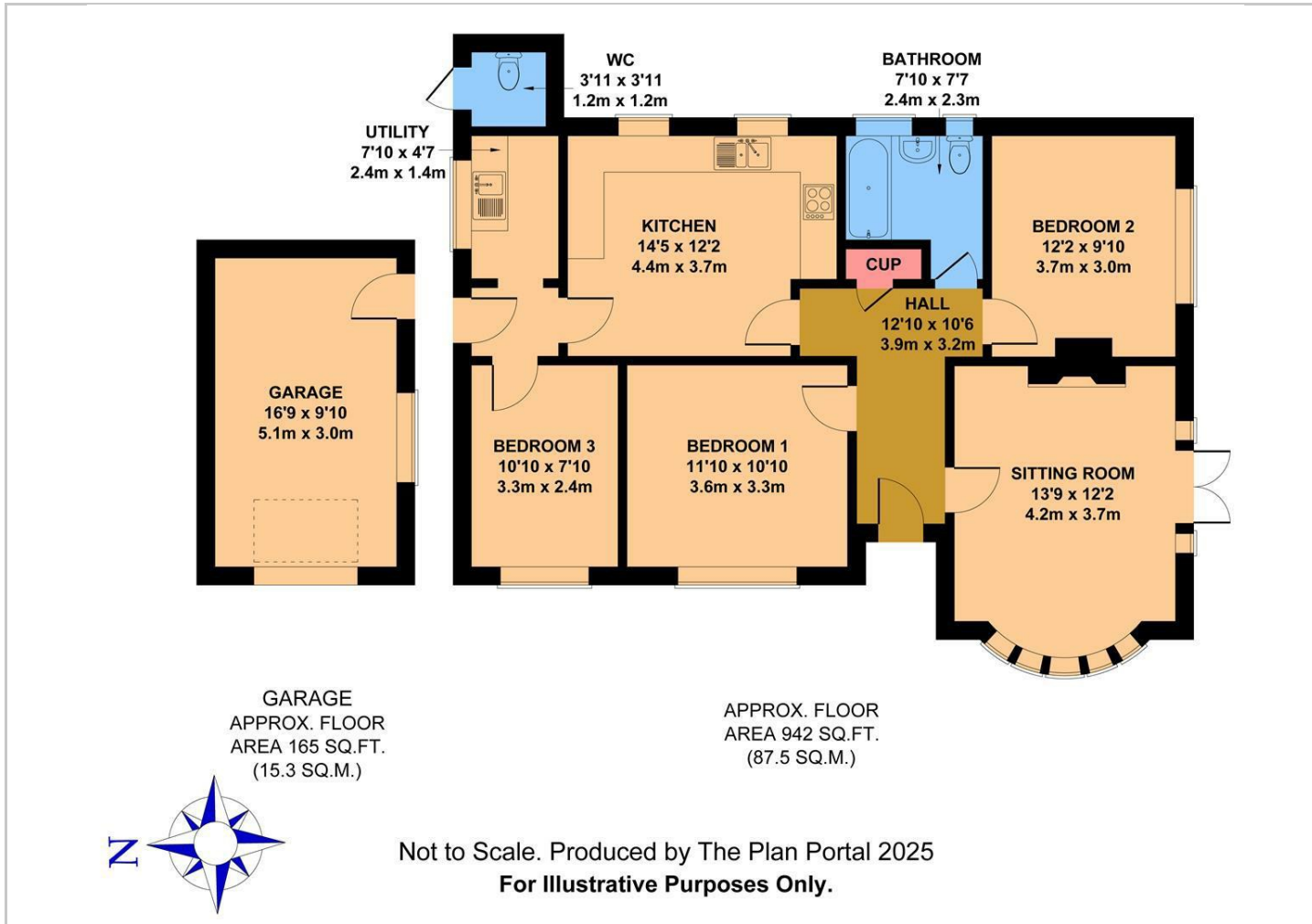




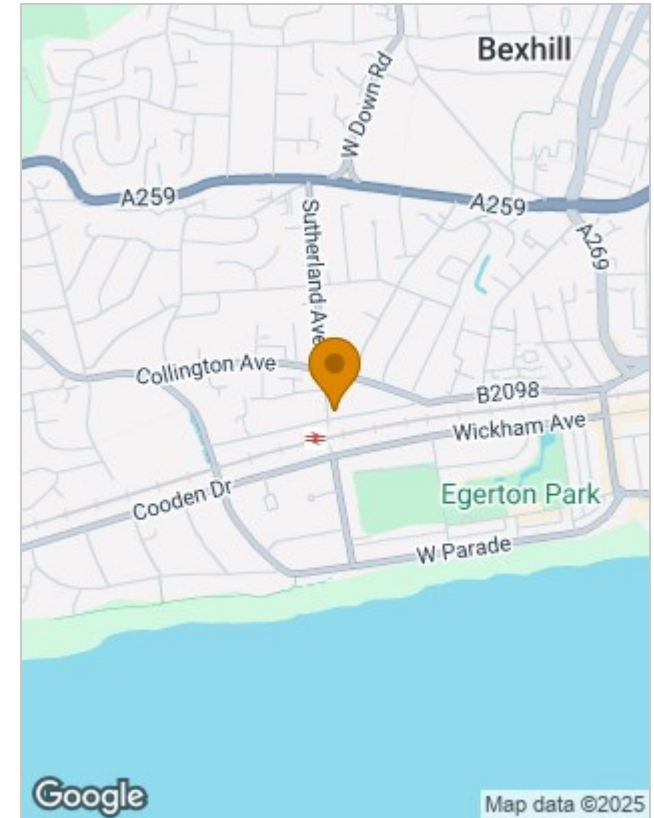




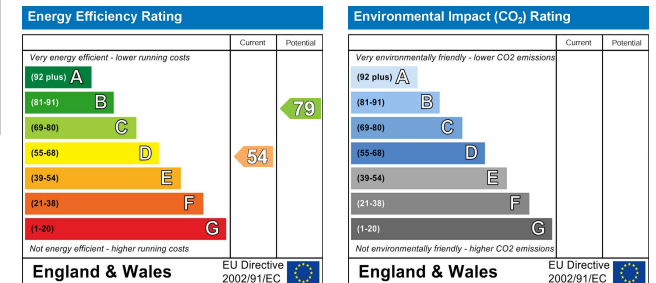
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01424 212233 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.