



5 Southcourt Avenue, Bexhill-On-Sea, TN39 3AR

£835,000







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# 5 Southcourt Avenue

Bexhill-On-Sea, TN39 3AR

- Detached house of considerable character, just a few hundred yards from the beach
- Two large reception rooms, including superb sitting room with bi-fold doors onto garden
- Many lovely internal features - wood-strip floors, fireplaces, bay windows, etc
- Large, well matured gardens and terrace for entertaining
- Only a mile from Bexhill town centre
- Five bedrooms - one with open-plan en suite
- Excellent 19'5 x 19' L-shaped kitchen/breakfast room
- Double gates into extensive parking area and garage.
- Much sought-after road of large, individual properties
- Highly recommended

Situated in one of the more sought-after roads in the town, just a few hundred yards from the beach at South Cliff, Abbott & Abbott Estate Agents offer for sale this beautifully-presented detached house of character, set in large mature grounds and only a mile from the town centre. Built in the 1930's, the property has been much improved in recent years and provides highly spacious accommodation which includes five bedrooms - the main bedroom with an open-plan en suite and a further bedroom with a 'jack & jill' arrangement to the bathroom, two excellent reception rooms - including a superb sitting room with bi-fold doors opening onto the rear garden, a charming 19'5 x 19' kitchen/breakfast room complimented by a utility room. Outside, the property is approached by double gates and features extensive parking, an integral garage and an EV charging point. Gas fired central heating is installed and there are uPVC double glazed windows and external doors. The property also has many excellent period features such as wood strip floors, fireplaces, etc.

As well as being close to the beach and town centre, local buses stop in nearby Cooden Drive and the railway station and golf course at Cooden Beach are also within easy reach.

This is a superb property, in a choice location. Viewing is highly recommended.



## Covered Entrance Porch

## Entrance Vestibule

## Entrance Hall

13' max x 9' max (3.96m max x 2.74m max)

## Cloakroom

## Sitting Room

18' plus bay window x 12'10 (5.49m plus bay window x 3.91m)

## Dining Room

15' plus bay window x 13'10 (4.57m plus bay window x 4.22m)

## Kitchen/Breakfast Room

19'5 max x 19' max (5.92m max x 5.79m max)

## Utility Room

9'6 x 5'6 (2.90m x 1.68m)







## Spacious First Floor Landing

**Bedroom One** 19'4 x 16'5 (5.89m x 5.00m)

**Bedroom Two** 15'max x 13'10 (4.57mmax x 4.22m)

**Bedroom Three** 10'10 x 10'5 (3.30m x 3.18m)

**Bedroom Four**  
13'7 x 5'10 (8'2 into dormer) (4.14m x 1.78m (2.49m into dormer))

**Bedroom Five** 12'10 x 9' (3.91m x 2.74m)

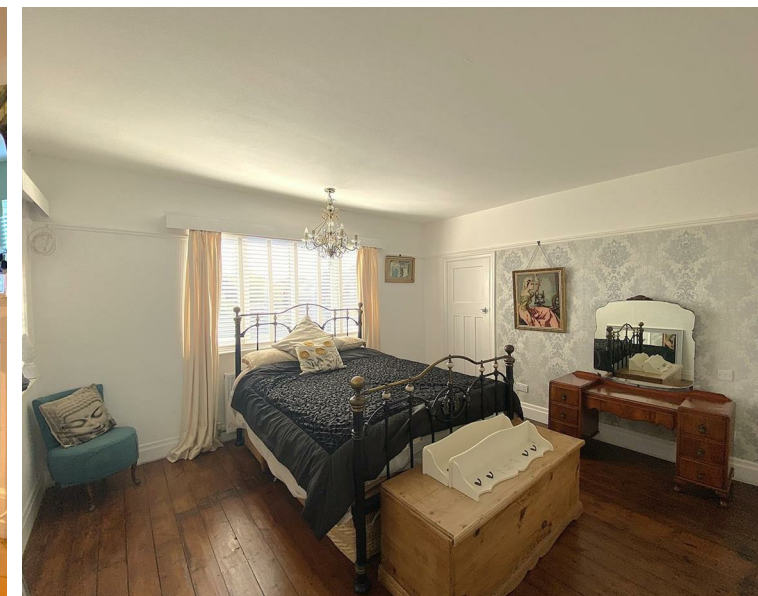
**Bathroom**

**Large, Well-Matured Grounds**

**Integral Garage** 16' x 10' (4.88m x 3.05m)

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

**EPC Rating - D**





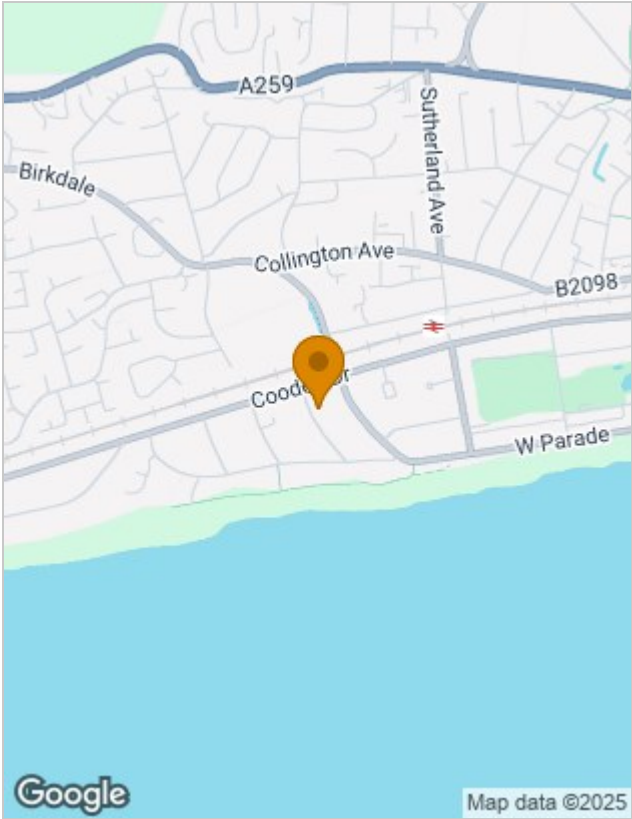




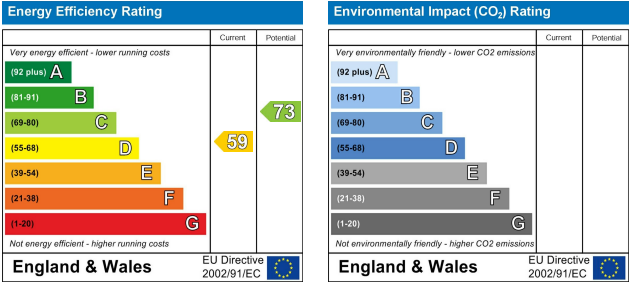
Floor Plans



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.