

# Abbott & Abbott

Estate Agents, Valuers and Lettings



43A Sutherland Avenue, Bexhill-On-Sea, TN39 3QL

£650,000





£650,000

# 43A Sutherland Avenue

Bexhill-On-Sea, TN39 3QL

- THREE STOREY EDWARDIAN SEMI - DETACHED HOUSE
- 4 BEDROOMS
- NEW CONSERVATORY
- GAS HEATING - NEW BOILER
- FAVOURED COLLINGTON
- 2377 SQ FT
- REFITTED KITCHEN
- WEST REAR GARDEN
- DOUBLE GLAZING
- VIEWING ADVISED

Abbott and Abbott are delighted to offer for sale this beautifully presented, imposing three storey four bedroom semi-detached Edwardian house located in the popular Collington area. This spacious tile hung property of around 2400 square foot is set on an East/West aspect with a sunny West facing garden.

There are many character features to the property with high ceilings and front/side bay windows.

The house has been significantly upgraded having been redecorated, a refitted kitchen and the addition of a conservatory. There is gas central heating, new boiler 2020 and double glazing

Viewing advised to appreciate this lovely home



## ENTRANCE PORCH

## CLOAKROOM

**DINING HALL** 20'8" x 14'9" (6.3 x 4.5)

**KITCHEN/BREAKFAST ROOM** 15'1" x 13'5" (4.6 x 4.1)

**LIVING ROOM** 20'4" x 15'8" (6.2 x 4.8)

**CONSERVATORY** 20'4" x 8'10" (6.2 x 2.7)

## FIRST FLOOR - LANDING

**BEDROOM 1** 17'0" x 16'11" (5.2 x 5.18)

**BEDROOM 2** 12'5" x 11'9" (3.8 x 3.6)

**BEDROOM 3** 13'5" x 12'1" (4.1 x 3.7)

## BATHROOM/SHOWER ROOM

## SECOND FLOOR - LANDING

**BEDROOM 4** 19'4" x 12'9" (5.9 x 3.9)

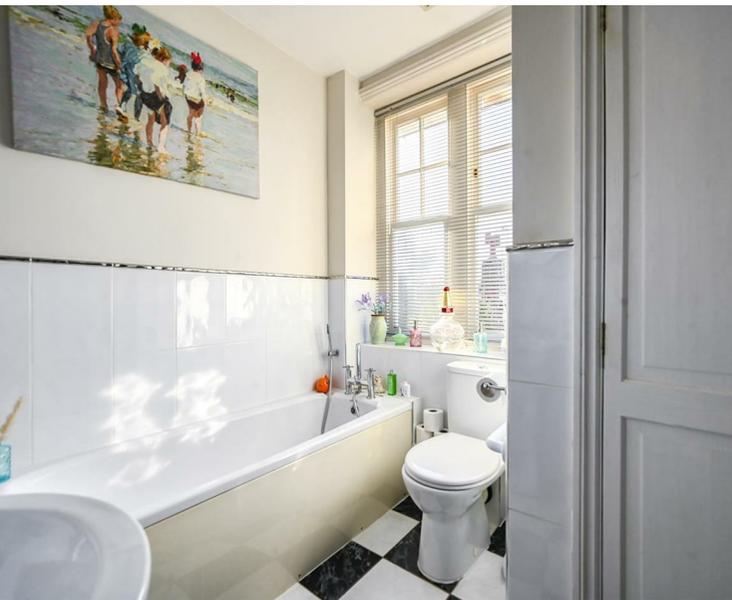


**ENSUITE SHOWER ROOM**

**FRONT GARDEN**

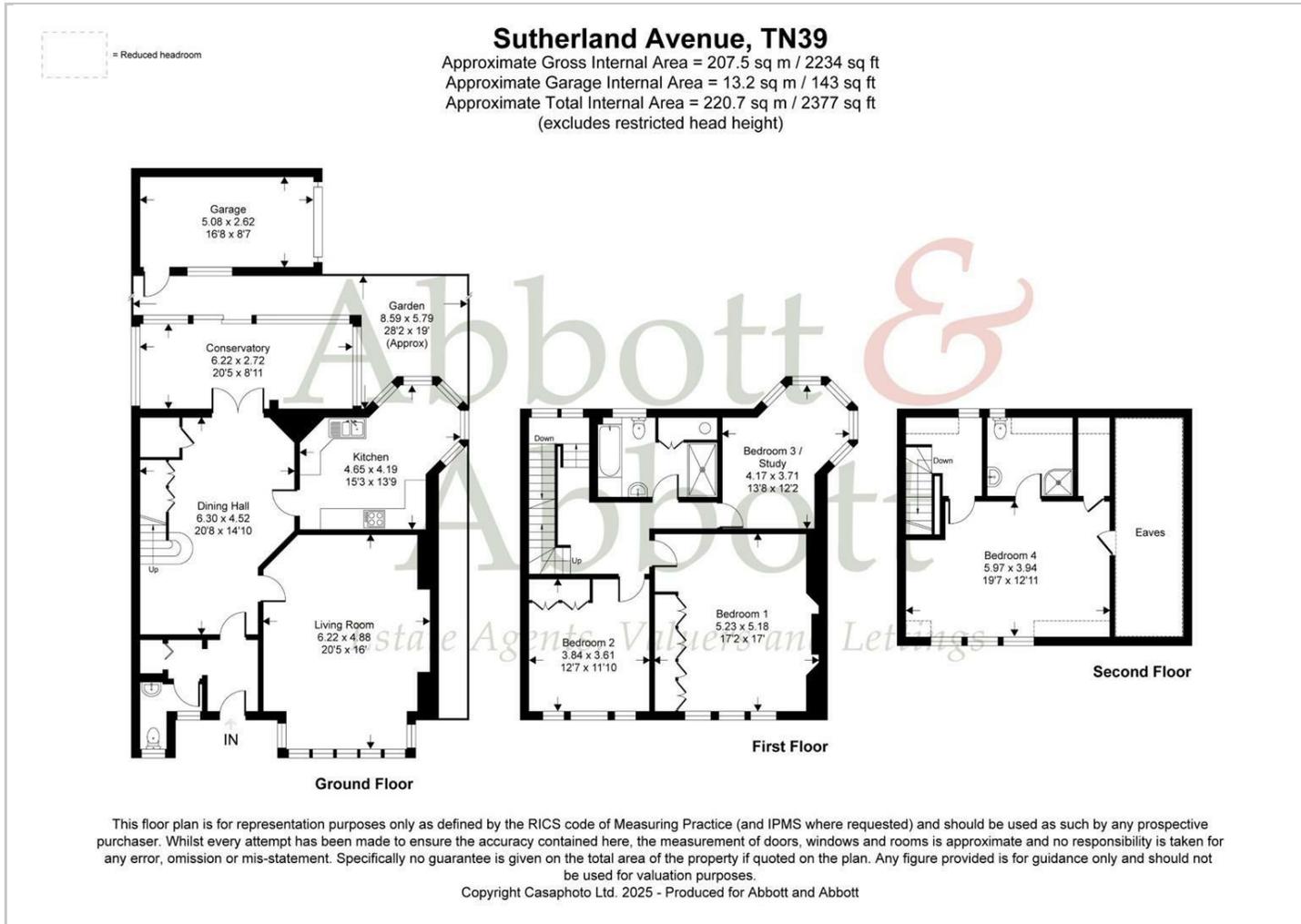
**REAR GARDEN - WEST**

**GARAGE/DRIVEWAY**





## Floor Plans



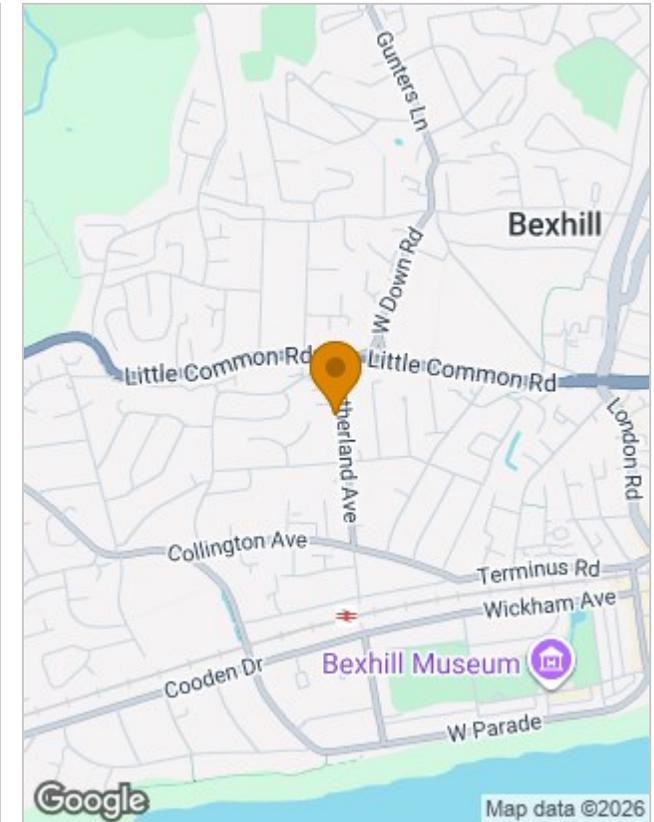
## Viewing

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.

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## Location Map



## Energy Performance Graph

