

JOHN BRAY & SONS



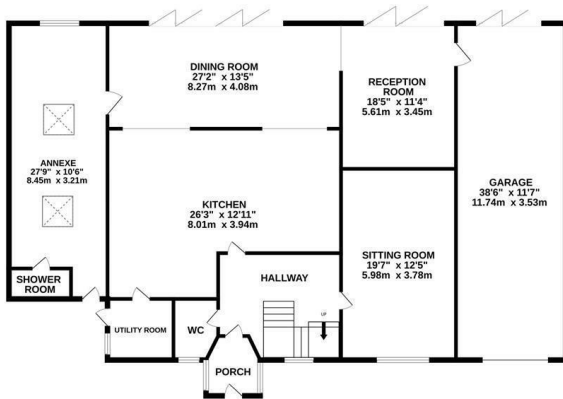
22 Sutherland Avenue, Bexhill-On-Sea, TN39 3QR

Offers In Excess Of £895,000

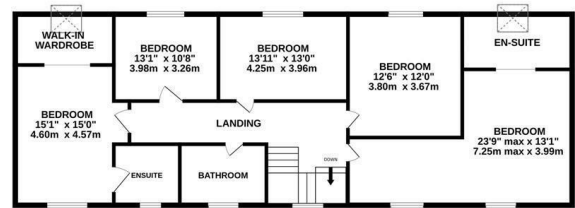


The property: a beautiful, detached, five/six double bedroom property situated in the popular Collington area. The property is set on a tree lined road and is privately enclosed, with a driveway and garage. The property has been fully restored over the years, including an extension, enjoying a versatile layout which is presented to an excellent standard throughout, with the added benefit of a self-contained annexe. You enter into a porch followed by a large reception hallway which gives access to the living room and well-proportioned kitchen/breakfast room. The open plan kitchen and dining room spans the width of the property, with bi-folding French doors that open straight onto the garden and bring in plenty of natural light, creating a sense of indoor/outdoor living. The kitchen is centered around an island with a breakfast bar and benefits from a utility room with access to the side of the property. There's a second reception room that also opens onto the garden, while the main sitting room has a wood-burning stove and open shelving, giving it a cosy, lived-in feel. A downstairs cloakroom sits off the hall, and the annexe - complete with its own access, kitchenette and shower room, it provides the perfect space for those seeking multi-generational living or a home office. There are five double bedrooms on the first floor together with a family bathroom with both a bath and separate shower. The two largest bedrooms enjoy access to ensuite shower rooms and have their own dressing areas. Externally the mature rear garden is a focal point, with an expanse of patio that runs along the back of the house, perfect for dining alfresco, with a plunge pool set to one side. Followed by a stretch of level lawn bordered by mature trees and planting. To the front of the property there is a tandem garage and off-road parking for multiple vehicles. This rarely available home is perfectly placed for family life.

GROUND FLOOR
2136 sq.ft. (196.4 sq.m.) approx.



1ST FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 3375 sq.ft. (313.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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72 High Street
Hastings
TN34 3EL
United Kingdom

01424 421 544
hello@johnbrayandsons.com
johnbrayandsons.com