

Abbott & Abbott

Estate Agents, Valuers and Lettings



6 Southcourt Avenue, Bexhill-on-Sea, TN39 3AR

£670,000





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6 Southcourt Avenue

Bexhill-on-Sea, TN39 3AR

- Charming detached chalet-style residence set in large, mature gardens
- Good size lounge with westerly aspect and outlook over the rear garden
- Kitchen complimented by utility/cloak room
- Gas central heating & double glazed windows and exterior doors
- No onward chain
- Three bedrooms - one on ground floor
- Large dining room
- Ground floor shower room and first floor bathroom
- Much favoured road of individual property, just a few hundred yards from South Cliff beach

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this charming detached chalet bungalow, set in large, mature gardens and situated in one of the more sought-after roads in the town, just a few hundred yards from the beach at South Cliff and within easy reach of the town centre. The property offers spacious and highly versatile accommodation which provides three bedrooms - one on the ground floor, a good size L-shaped lounge with sun room off, a large dining room, kitchen complimented by a utility/cloakroom, a ground floor shower room and first floor bathroom. Outside, there is an integral garage and a long rear garden with a westerly aspect, well stocked with a wide variety of mature shrubs and trees. Gas fired central heating is installed and there are double glazed windows and external doors.

The property is situated in a road of large, individual properties, about a mile from the town centre and just a few hundred yards from Pages Gap and the beach at South Cliff. Local buses are available in nearby Cooden Drive.



Entrance Lobby

Entrance Hall

L-Shaped Lounge

23'3 max x 14'6 max (7.09m max x 4.42m max)

Sun Room

11'5 x 6'4 (3.48m x 1.93m)

Dining Room

18'5 x 13'5 (5.61m x 4.09m)

Rear Lobby

Utility/Cloakroom

Kitchen

13' x 8'10 (3.96m x 2.69m)

Covered Side Access

Bedroom One

15'3 x 12'9 plus recess (4.65m x 3.89m plus recess)

Shower Room

First Floor Landing





Bedroom Two 15'4 x 12'4 (4.67m x 3.76m)

Bedroom Three
10'7 x 9'5 plus deep recess (3.23m x 2.87m plus deep recess)

Bathroom

Integral Garage 19'2 x 10' (5.84m x 3.05m)

Large, Mature Gardens

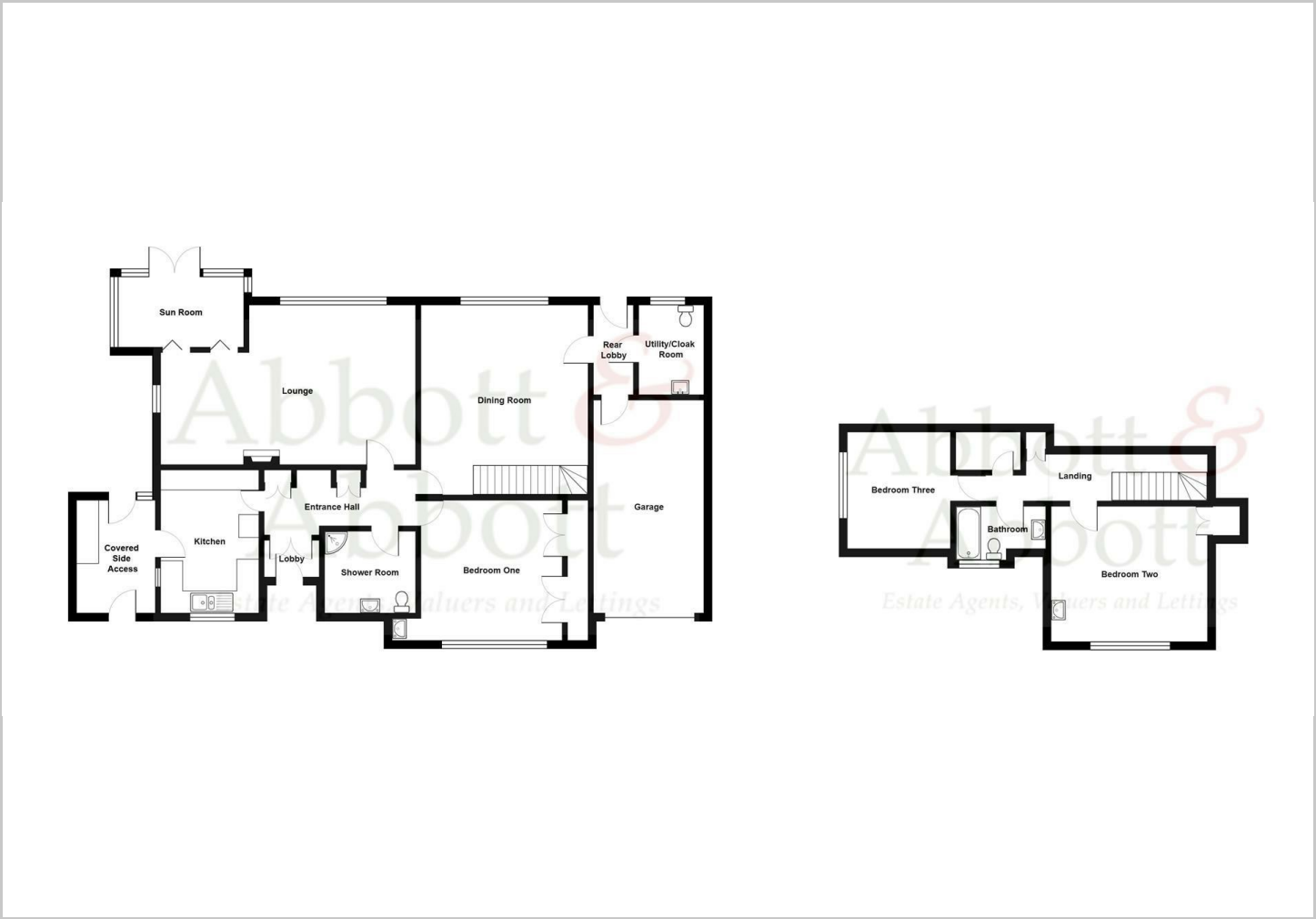
Council Tax Band - F (Rother District Council)

EPC Rating - To be advised





Floor Plans



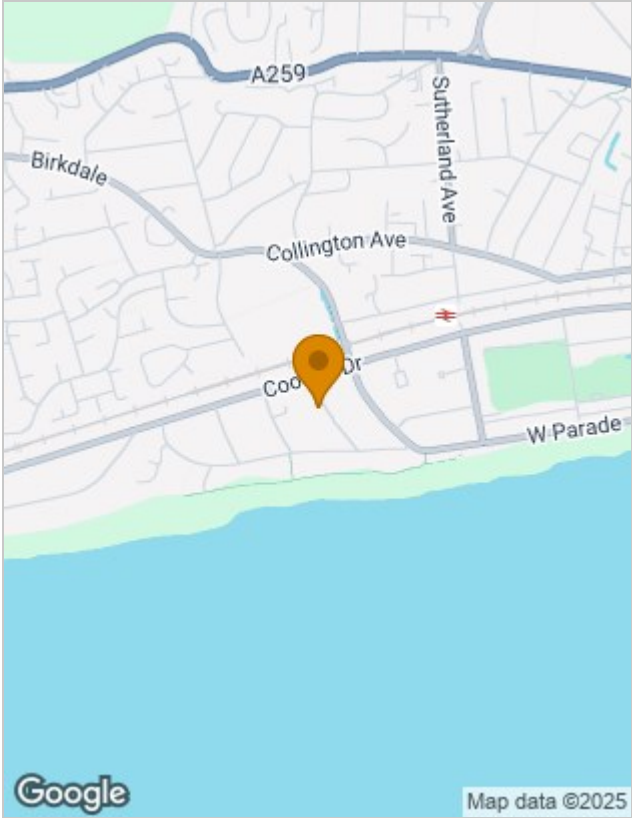
Viewing

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		