

Abbott & Abbott

Estate Agents, Valuers and Lettings



Sunnygarth, 18 St. James Avenue, Bexhill-On-Sea, TN40 2DN

£469,000





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Sunnygarth, 18 St. James Avenue

Bexhill-On-Sea, TN40 2DN

- Excellent detached house providing well-presented and highly versatile accommodation
- Three good reception rooms including a 27'8 family room
- Bathroom with WC, plus cloakroom with WC
- Detached double garage
- Well-matured residential area close to shops and the Bexhill - Hastings link road
- Five bedrooms
- Kitchen with built-in oven & hob
- Good size and well-tended rear garden
- Gas central heating and recently-installed uPVC double glazed windows
- An ideal family home

Abbott & Abbott Estate Agents offer for sale this excellent detached house, offering well-presented and highly versatile family size accommodation, situated in a well-matured residential area, within easy reach of the Bexhill - Hastings link road and Sidley shops and services. Built in the 1930's, and extended in more recent years, the property offers five bedrooms, three good reception rooms including a 27'8 (8.43m) family room, kitchen with built-in oven & hob, bathroom and two WC's. Most rooms have 8'4 (2.54m) high ceilings adding to the feeling of light and space. Outside, there is a good size rear garden and a detached double garage. Gas fired central heating is installed and there are uPVC double glazed exterior doors and recently installed windows. New carpeting has also been recently laid throughout.

The property is well placed for local buses in Holliers Hill and London Road, with the town centre and seafront just over a mile distant.



Enclosed Entrance Porch

Entrance Hall

Cloakroom

Living Room 14'6 x 12'8 (4.42m x 3.86m)

Kitchen 13'1 x 8'2 (3.99m x 2.49m)

Dining Room 12'7 x 12'7 (3.84m x 3.84m)

Family/ Reception Room 27'8 x 7'8 (8.43m x 2.34m)

L-Shaped First Floor Landing

Bedroom One 13'11 x 12'8 (4.24m x 3.86m)

Bedroom Two 14' x 7'8 (4.27m x 2.34m)

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

Bedroom Four 13'8 x 7'6 (4.17m x 2.29m)

Bedroom Five 10'6 x 7'5 (3.20m x 2.26m)



Bathroom

Detached Double Garage

22'6 x 15'11 wide (6.86m x 4.85m wide)

Pretty Gardens

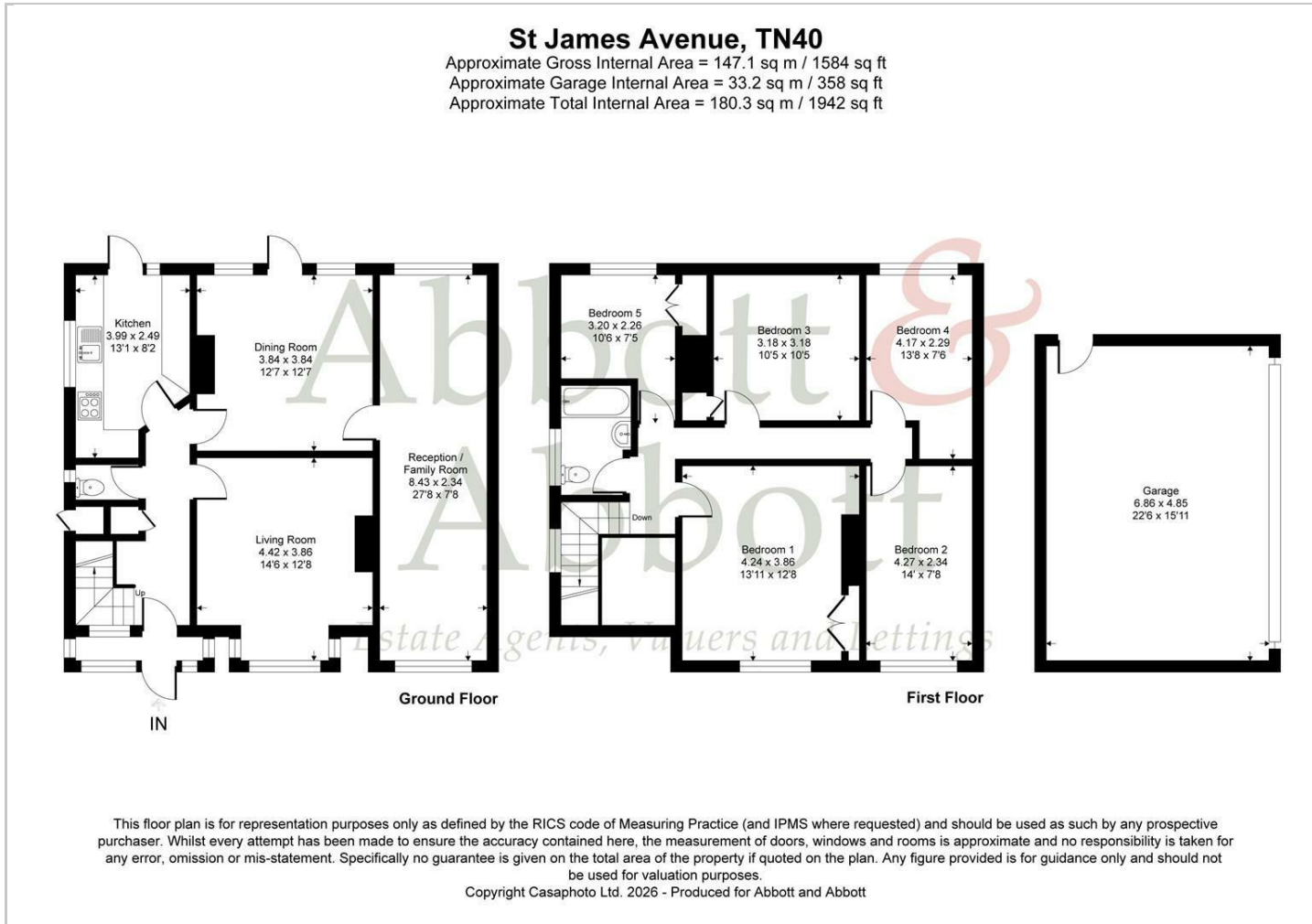
Council Tax Band: D (Rother District Council)

EPC Rating: C

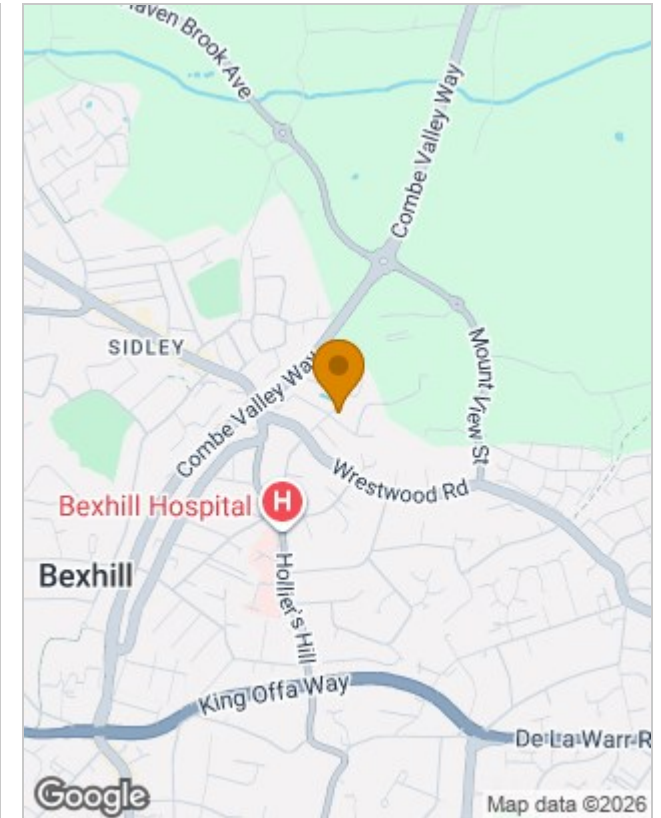




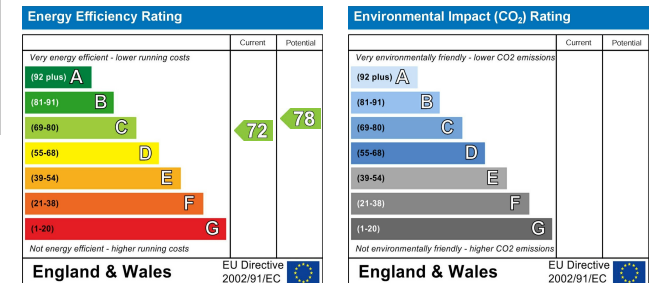
Floor Plans



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.