

**RUSH  
WITT &  
WILSON**



**3 Southcourt Avenue, Bexhill-On-Sea, East Sussex TN39 3AR  
£795,000**

**This exquisite four-bedroom detached home, built in the traditional style of the 1930s, boasts generously proportioned and brightly lit rooms. The ground floor features two reception rooms alongside an entrance lobby, kitchen/breakfast room, utility room, and a convenient downstairs cloakroom. Upstairs, you'll find four double bedrooms, a family bathroom, and an additional cloakroom. Enhanced with modern conveniences like double-glazed windows, a gas central heating system, and a private front and extensive rear garden, complete with a garden home office which is perfect for working from home, and a garage. Nestled close to the sea and the picturesque Bexhill town centre, this property offers a blend of comfort, convenience, and coastal charm. Viewing is highly recommended by RWW sole agents. Council Tax Band F**



### **Entrance Lobby**

With entrance door, two obscured glass windows to the front elevation.

### **Entrance Hallway**

Window to the side elevation, under stairs storage cupboard, single radiator.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin with vanity unit, additional storage cupboards to the side with shelf.

### **Living Room**

16'2" x 15'10" (4.94 x 4.85)

Bay window to the front elevation, further window to the side, double radiator, built in storage cupboards with book shelving, living flame gas fire with glass front and ornamental stone surround.

### **Dining Room**

15'11" x 14'1" (4.87 x 4.31)

French doors and windows overlook the rear elevation, further window to the side, double radiator, open fireplace.

### **Kitchen/Breakfast Room**

13'10" x 10'11" (4.23 x 3.34)

French doors lead out onto the rear garden, fitted kitchen comprising a range of base and wall units with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, electric hob with glass splashback, breakfast bar, extractor canopy and light, integrated microwave oven and additional oven and grill beneath, space for fridge/freezer, door to side.

### **Utility Room**

7'3" x 6'6" (2.23 x 2.00)

Window and door overlook and lead out onto the side of the property, personal door to garage, utility cupboard with plumbing for washing machine, space for tumble dryer, corner sink with mixer tap.

### **Single Garage**

With electrically operated up and over door, window to the side elevation, power and light.

### **First Floor Landing**

Access to roof space which is fully insulated and boarded,

window to the side elevation, built in linen cupboard housing the the mega flow system.

### **Bedroom One**

15'11" x 15'8" (4.86 x 4.79)

Bay window overlooks the front elevation, further window to the side, double radiator, walk in wardrobe with hanging rail.

### **Bedroom Two**

15'7" x 13'11" (4.77 x 4.25)

Bay window overlooks the rear garden, double radiator, built in storage cupboard, vanity unit set with free standing sink with hot and cold tap.

### **Bedroom Three**

13'2" x 9'8" (4.03 x 2.96)

Window to the rear elevation, double radiator, built in wardrobe cupboards.

### **Bedroom Four**

9'3" x 8'10" (2.83 x 2.71)

Window to the side elevation, single radiator, access to eaves storage.

### **Bathroom**

Modern re-fitted suite comprising walk in shower cubicle with chrome controls, rainfall showerhead and hand/shower attachment, wc with low level flush, wall mounted wash hand basin with vanity drawer, double ended bath with hand/shower attachment, tiled splashbacks, half height wall tiling, heated chrome towel rail, obscured glass windows to both the front and side elevations.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, heated chrome towel rail, obscured glass window to the side elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with beautiful bricked paved pathway to the front entrance, off road parking is to be found on the driveway that leads to the garage, all enclosed with a combination of fencing, mature shrubbery, plants and trees of various kinds, side access is available.

#### **Rear Garden**

Extensive in size, mainly laid to lawn with whole host of shrubbery, plants and trees of various kinds, side access is available, outside water tap, the garden is enclosed with fencing to all sides, opening out to beautiful seating area, patio, to the rear of the garden there are allotment beds, 3 x timber framed shed, fully insulated and double glazed garden home office with power and light, small decked area external power points.

#### **Garage**

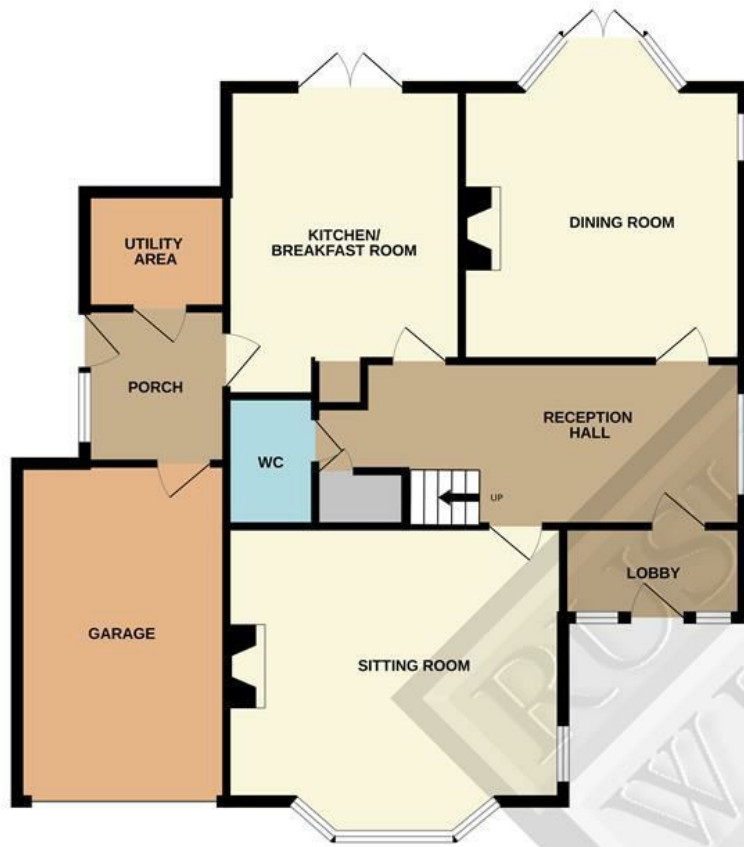
Electric roller door, power and light, window to side, door into utility room.

#### **Agents Note**

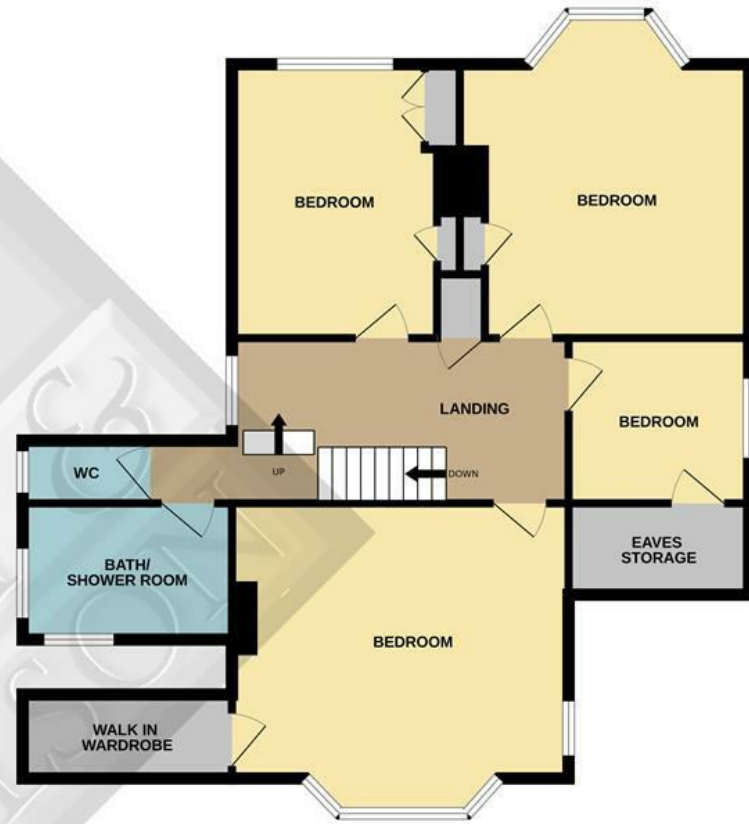
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



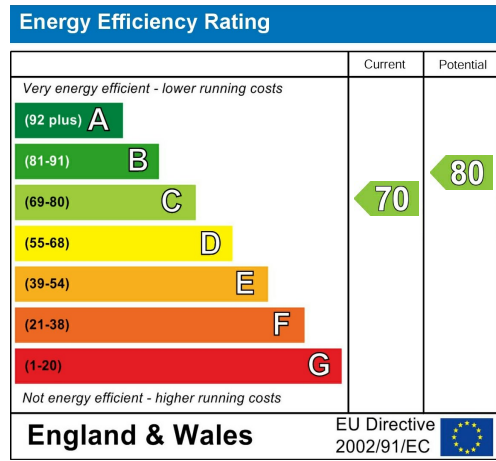
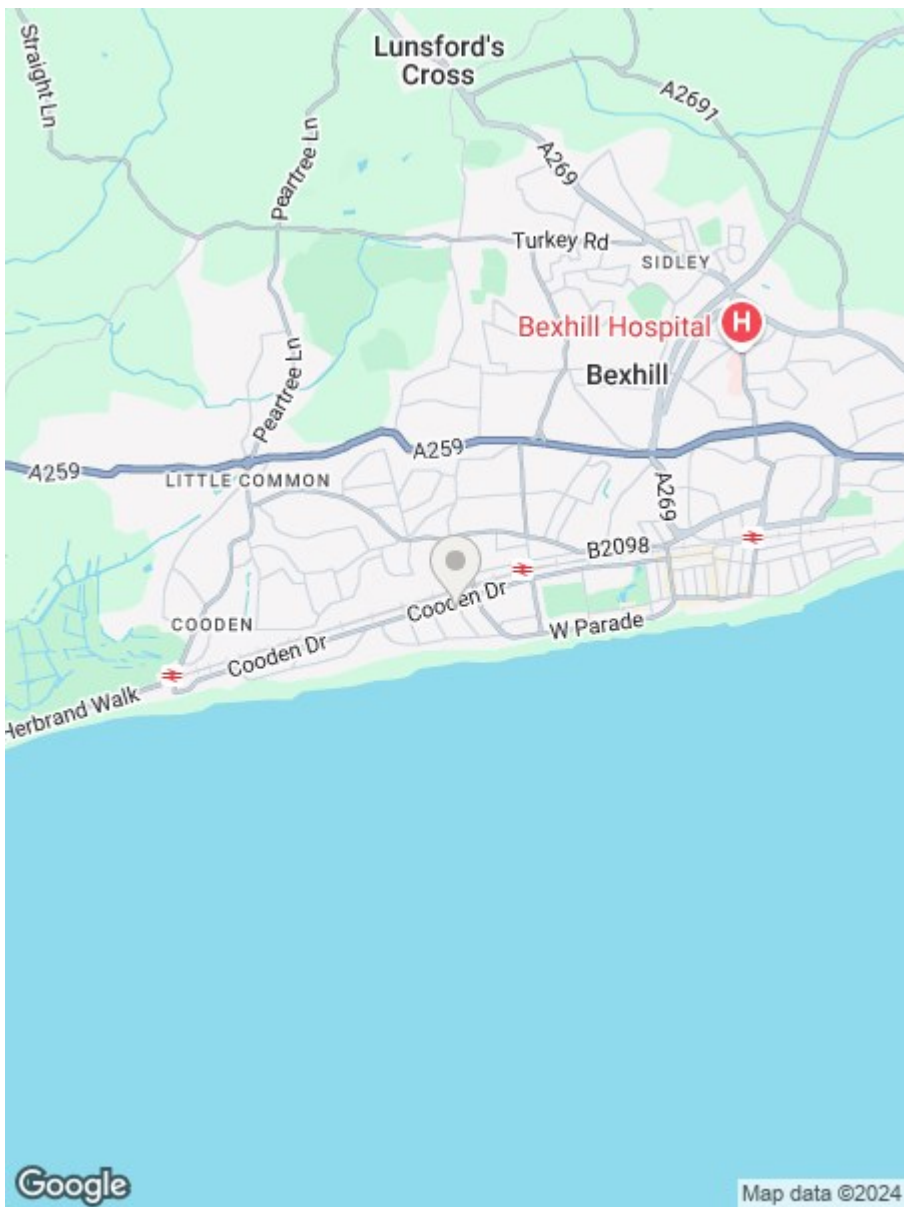
OUTBUILDING  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.4 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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