37 Southlands Road, Bexhill-On-Sea, East Sussex TN39 5HG
Offers In Excess Of £414,000 Freehold

A beautiful detached family home situated in a sought after residential location of Bexhill offering bright and spacious accommodation throughout. The property comprises large entrance hallway, bay fronted living room, additional second reception room, open plan modern fitted kitchen/breakfast room, downstairs cloakroom/wc, three double bedrooms, modern family bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicle and a beautifully maintained and well established private rear garden. Viewing comes highly recommended by Rush Witt & Wilson Bexhill.

Entrance Hallway
Obscure glass panelled entrance door, arch window to the front elevation, double radiator, understairs storage cupboard, doors off to the following:

Living Room
13'10 x 11'10 (4.22m x 3.61m)
Double glazed bay window to the front elevation, double radiator, feature fireplace with wood mantel and bioethanol fire.

Dining/Second Reception Room
22'4 x 13'9 (6.81m x 4.19m)
Double glazed French doors with views and access onto the rear garden, beautiful roll top radiator, two additional vertical roll top radiators.

Kitchen/Breakfast Room
16'8 x 13'1 (5.08m x 3.99m)
A modern fitted kitchen with a range of matching wall and base level units with straight edge granite worktop surfaces, sink with side drainer and mixer tap, integral electric double oven with five ring gas hob and extractor canopy above, space for freestanding fridge/freezer, integral dishwasher, two breakfast bars, chrome heated towel rail, stable door giving access to the side elevation, double glazed window overlooking the beautiful rear garden.

Cloakroom/WC
Low level wc, wash hand basin with mixer tap, space and plumbing for washing machine, space for additional fridge or freezer, obscure double glazed window to the side elevation.

First Floor

Landing
Window to the front elevation, access to loft space, doors off to the following:

Bedroom One
17'1 x 12'11 (5.21m x 3.94m)
Double glazed window overlooking the rear garden, double radiator, wardrobe cupboards providing hanging space and shelving.

Bedroom Two
14'4 x 11'10 (4.37m x 3.61m)
Double glazed bay window to the rear elevation overlooking the rear garden.

Bedroom Three
14'1 x 11'10 (4.29m x 3.61m)
Double glazed bay window to the front elevation, double radiator.

Bath/Shower Room
A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, panel enclosed bath with chrome mixer tap, chrome hand shower attachment, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, tiled walls, obscure glass panelled window to the side elevation.

Outside

Front Garden
Block paved driveway providing off road parking.

Rear Garden
Beautifully established with plants, shrubs and trees of various kinds, wildlife pond, greenhouse, timber framed storage shed, various patio areas suitable for alfresco dining and entertaining, raised decked seating area. The garden is enclosed to all sides offering privacy and seclusion, gated side access.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

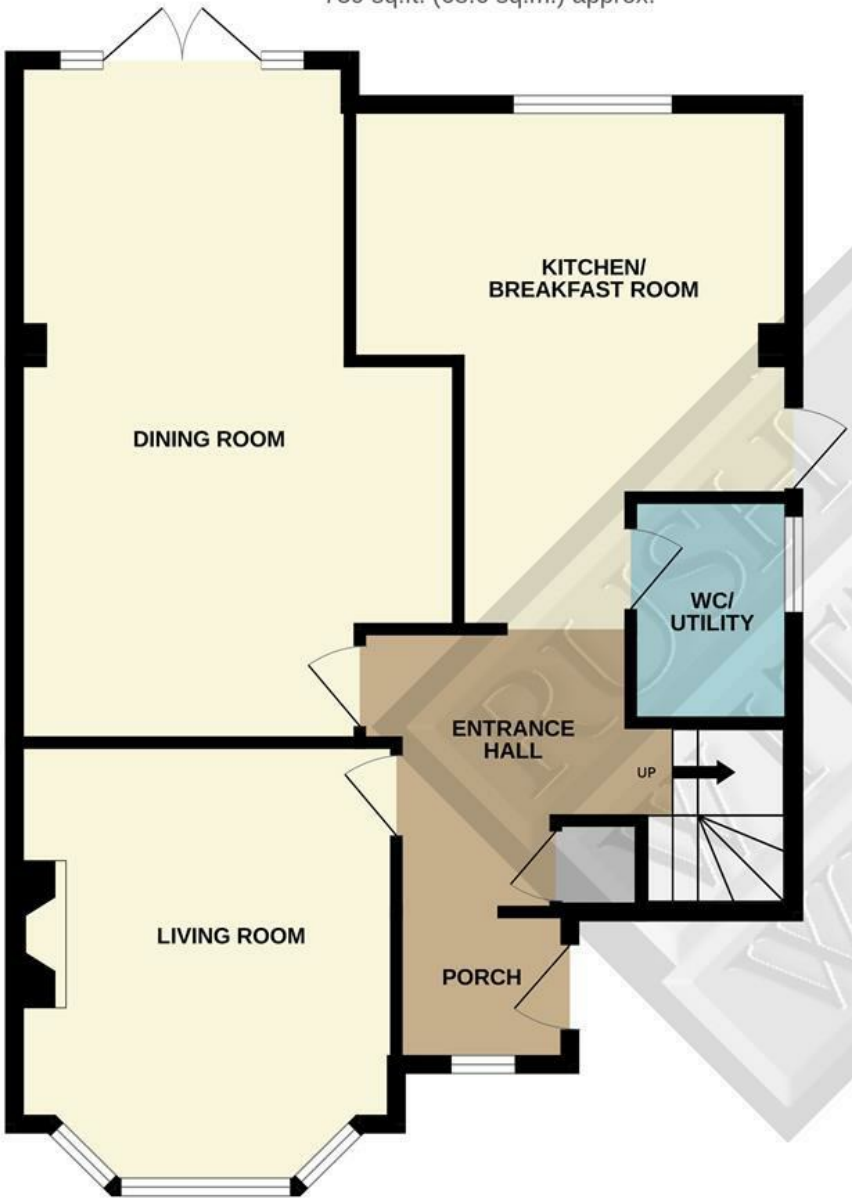
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

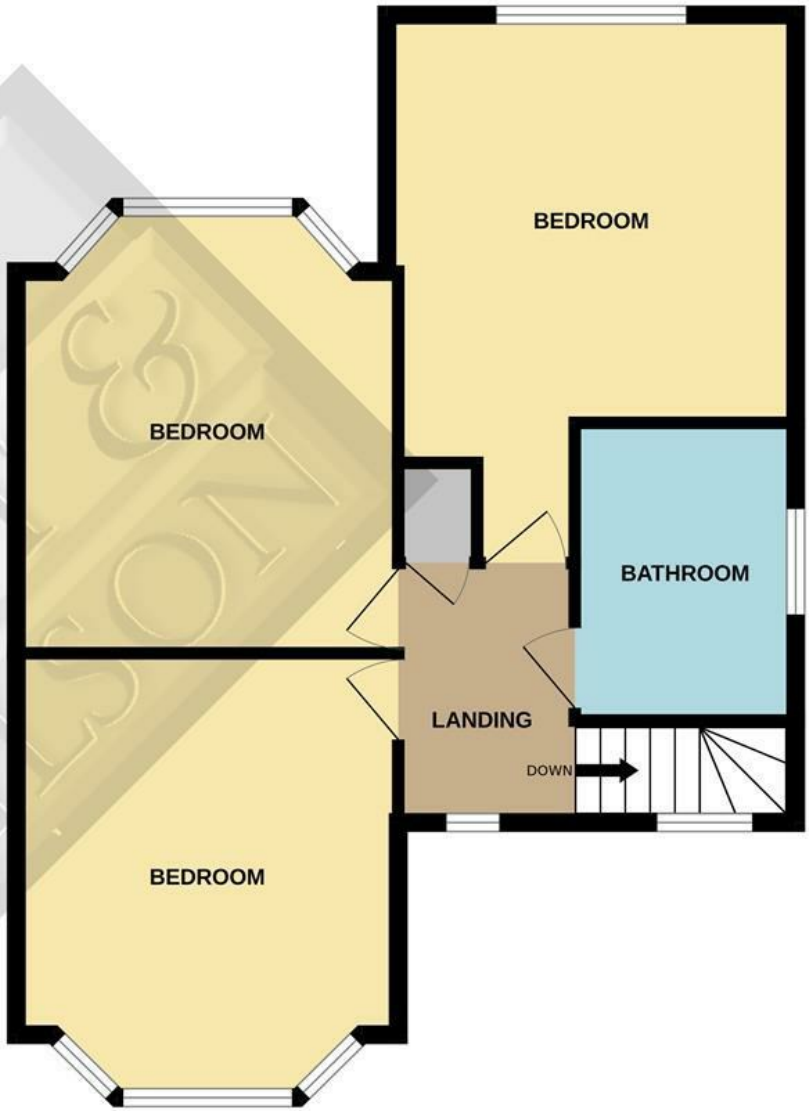
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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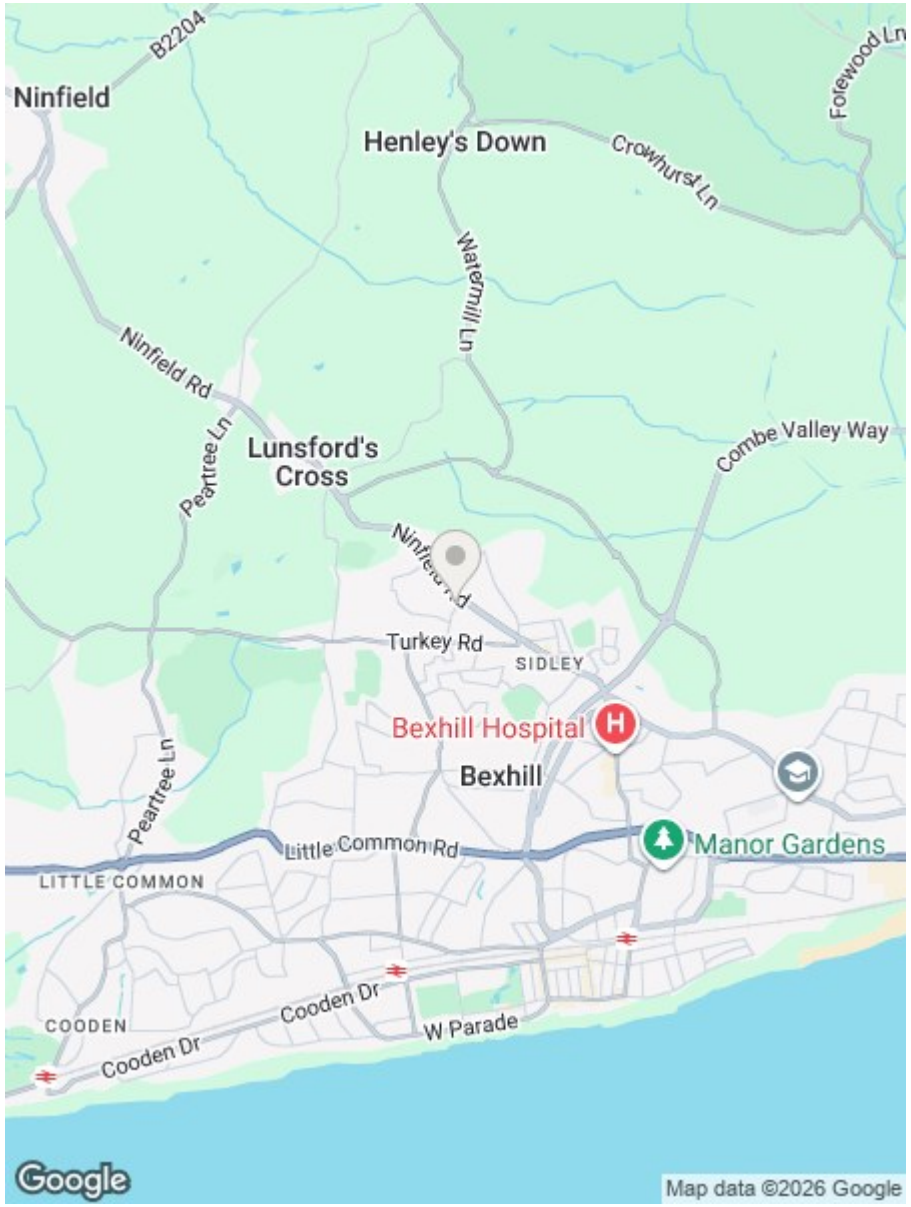

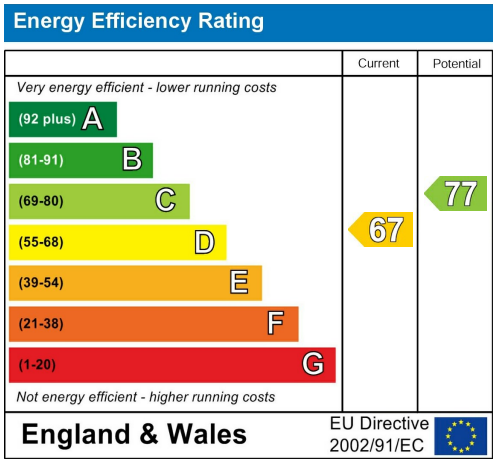

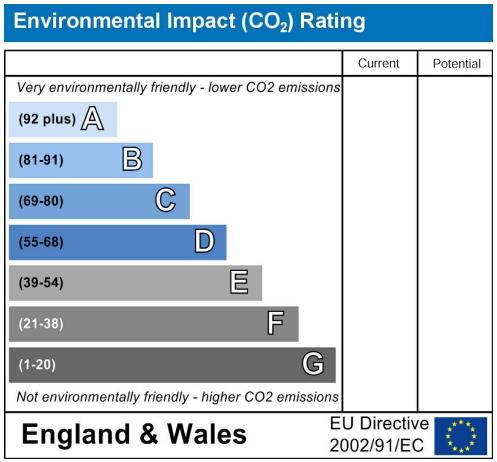

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The Property Ombudsman
Relocation agent network