

# JOHN BRAY & SONS



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

**Offers In Excess Of £895,000**

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## 22 Sutherland Avenue

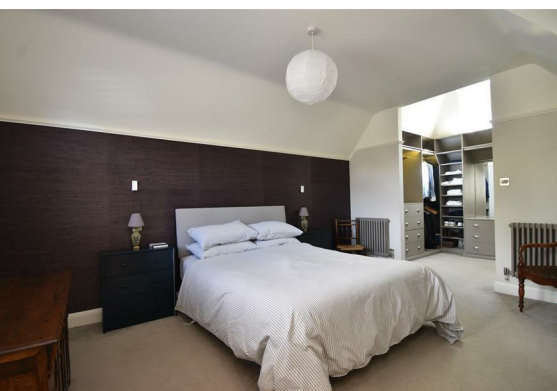
, Bexhill-On-Sea, TN39 3QR

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

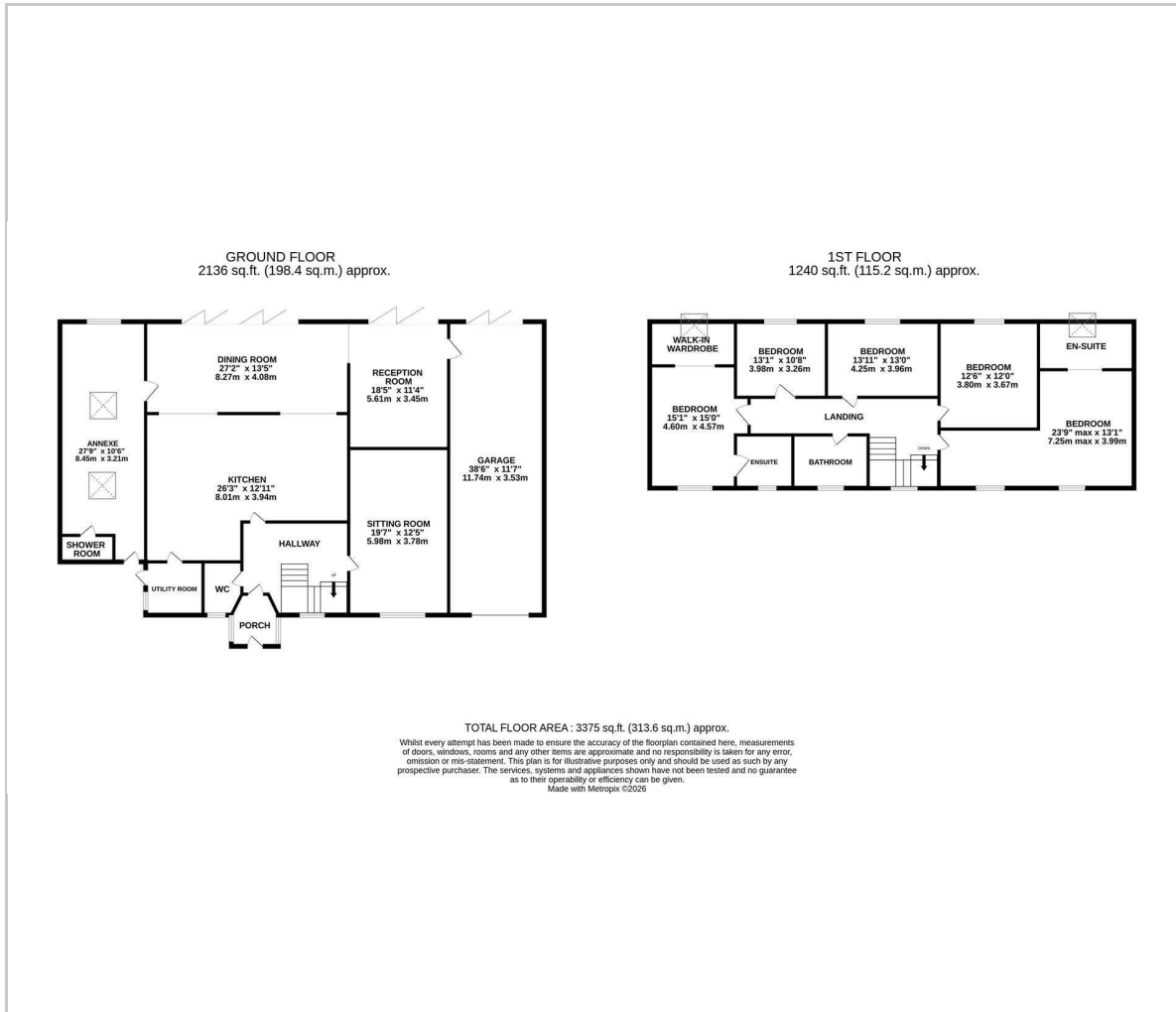




expanse of patio that runs along the back of the house, perfect for dining alfresco, with a plunge pool set to one side. Followed by a stretch of level lawn bordered by mature trees and planting. To the front of the property there is a tandem garage and off-road parking for multiple vehicles. This rarely available home is perfectly placed for family life.



## Floor Plan



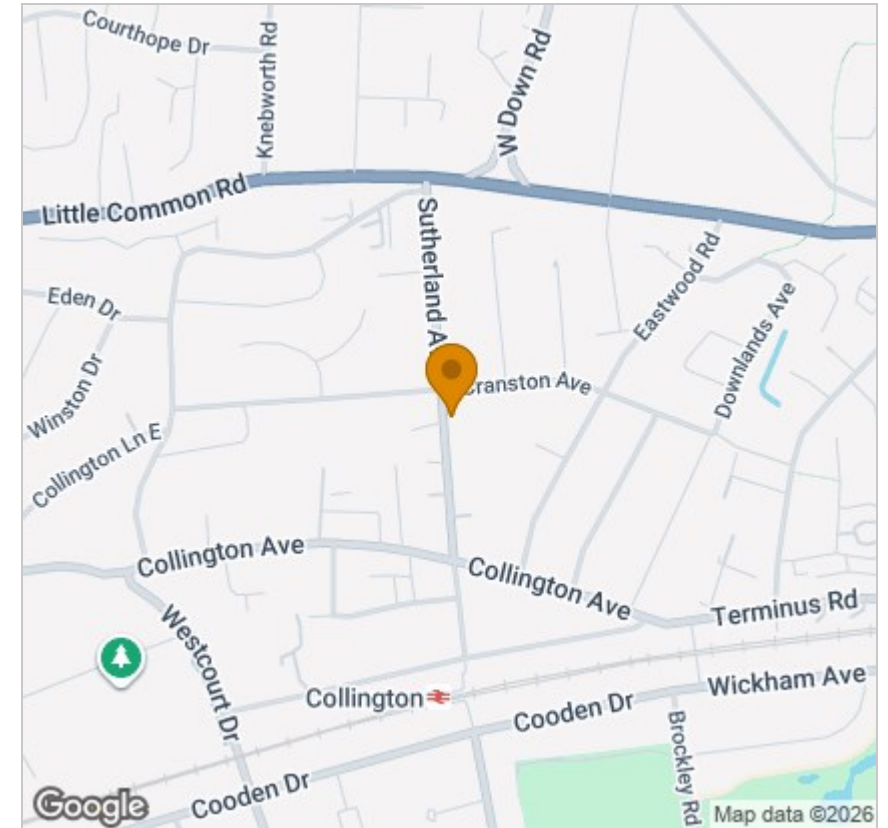
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

