




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,950 Larkhill, Bexhill-on-Sea, East Sussex TN40 1QZ
🛏️ 4 Bedroom 🚿 2 Bathroom 📺 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this fantastic and deceptively spacious terraced house. Situated in an elevated position offering beautiful sea views, the house has been comprehensively modernised over recent years to an incredibly high standard and offers accommodation in brief comprising; A spacious entrance hall leads to the dual aspect lounge/diner measuring over 8M in length with ample space for living room and dining room furniture with double doors opening out to the rear garden. The impressive modern fitted kitchen/breakfast room has a range of wall units and base units with glass work surfaces and features under counter lighting. You will find integral appliances including, A ceramic induction hob, oven and extractor fan over. The feature mezzanine landing provides access to the utility room with space and plumbing for appliances, a low-level WC and a wash hand basin. On the first floor can be found four good-sized bedrooms. Bedroom one is front aspect with extensive fitted wardrobes and a door leading out to the south-facing balcony with impressive sea views across the English Channel and as far as Beachy Head. Bedroom two boasts an en-suite shower room, walk-in wardrobe and further sea views. Bedroom three is a rear aspect double bedroom and bedroom four is a good-sized single bedroom with built-in wardrobes. The modern bathroom suite comprises, A free-standing bath with shower attachment, wash hand basin and low-level WC. Furthermore, the property benefits from gas central heating with a 'Viessmann' boiler, full double glazing, solid oak internal doors and solid oak flooring across the ground floor. ****Please note - the photographs for this property were taken prior to a tenancy in 2023, so are subject to change****

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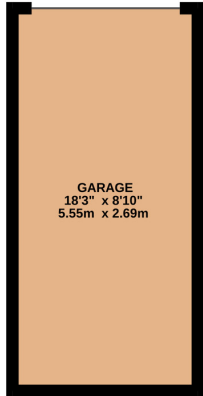


Key Features:

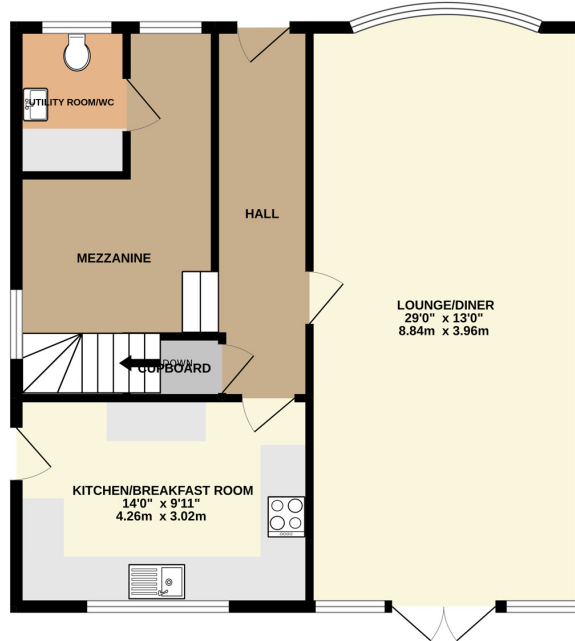
- Exceptionally Spacious Terraced House
- Two Bathrooms
- Sought After Central Location
- Elevated Position With Far Fetching Sea Views
- Garage & Off-Road Parking
- Four Bedrooms
- Modern Kitchen & Bathrooms
- Landscaped Gardens
- Gas Central Heating & Double Glazing


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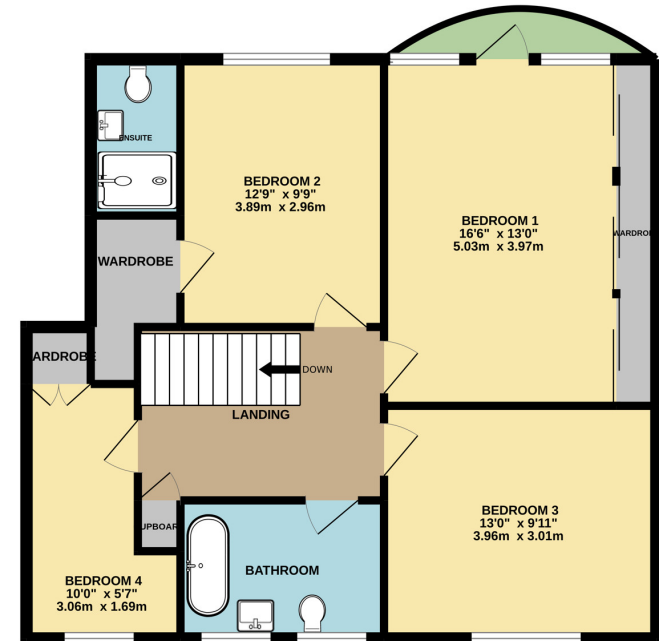
BASEMENT
161 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE

The house has well-maintained landscaped gardens to both the front & rear. The front of the property offers off-road parking and access is available to the garage via an up & over door, benefitting from power, light and a water tap. The rear garden has been landscaped and is low maintenance. You will find feature outdoor lighting, a water tap and a slate patio area ideal for alfresco dining.

LOCATION

The property is located just 0.5 miles to Bexhill Town Centre. Bexhill train station is just 0.5 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The seafront promenades are a very short distance away, along with Egerton Park. The closest primary School is St Peter and St Paul's, just 0.3 miles away currently with an 'Outstanding' Ofsted report. The nearest Secondary School is St Richards Catholic College 1.0 mile away with an 'Outstanding' Ofsted report.

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