




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£339,950 54 Beaconsfield Road, Bexhill-on-Sea TN40 2BN
3 Bedroom 2 Bathroom 1 Reception



AT A GLANCE...

A beautifully presented end-of-terrace house in the popular Chantry location just a mile from Bexhill Town Centre. The current owner has tastefully modernised the home in recent years, providing bright and spacious accommodation that includes; The dual-aspect lounge/dining room measures over 24 feet and features a bay window. Fitted with matching wall and base units, the modern kitchen is completed with solid oak countertops. Integrated appliances include an induction hob, fridge/freezer and dishwasher. Additionally, Karndean flooring covers most of the ground floor. Three good-sized bedrooms are located on the first floor together with a modern fitted shower room. A well-insulated loft and premium carpeting are also included on the first floor. Furthermore, the property features double glazing, gas central heating, data cabling throughout, upgraded radiators, new exterior rendering and many more improvements.

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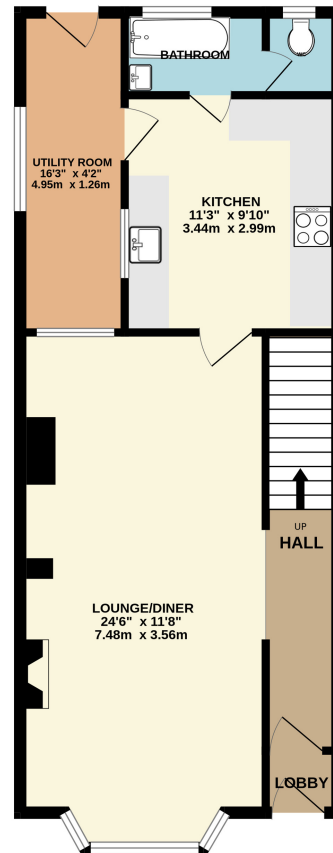


Key Features:

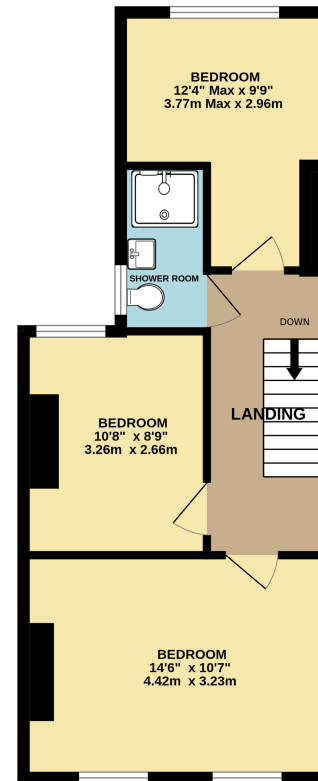
- Modernised End Of Terrace House
- Spacious Lounge/Diner
- Off Road Parking
- Popular Chantry Location
- Three Bedrooms
- Two Bathrooms
- Gas Central Heating & Double Glazing
- Close To Schools


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GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	85
EU Directive 2002/91/EC			

Outside

The front of the property has a low maintenance garden, off-road parking and gated side access to the rear garden.

The rear garden offers a great deal of privacy and faces south-west in part. There is an area of lawn, a patio area ideal for alfresco dining and a garden shed.

Location

The house is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School. Bexhill Town Centre and seafront promenades are just under a mile away, the mainline train station is just 1 mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School is St Richards Catholic College boasting an 'Outstanding' OFSTED rating and the well-regarded Bexhill 6th form college is just 0.9 miles away.

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