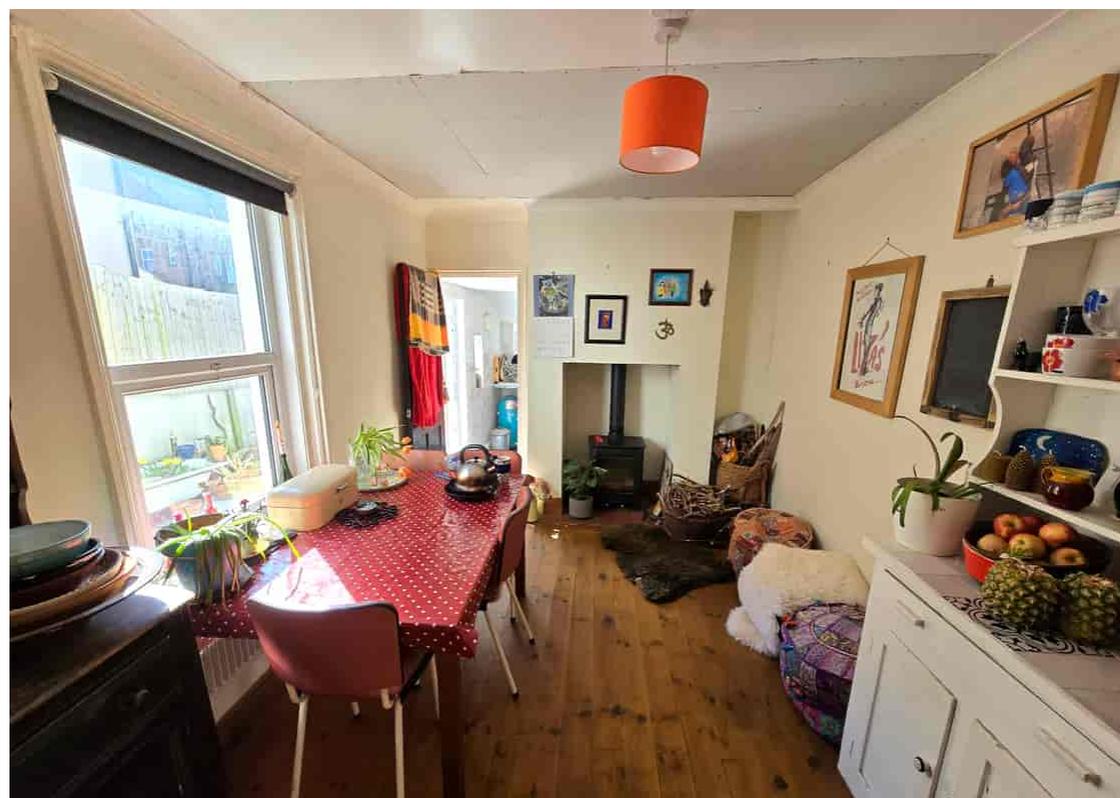




45 Cornwall Road, Bexhill-on-Sea, East Sussex, TN39 3JN

A Spacious Three Bedroom Victorian Town House £389,950 - Freehold





Presenting an impressive three-bedroom terraced house perfectly situated in the heart of the town centre, offering an ideal blend of spacious living and charming Victorian character. This lovely home provides a welcoming dual aspect lounge-diner, creating a bright and airy space perfect for everyday family living and entertaining guests. The neutral decoration throughout complements the property's classic features, allowing you to add your personal touch with ease.

The accommodation comprises three generously sized bedrooms, offering plenty of space for family members or guests. The master bedroom is especially spacious, providing a comfortable retreat. There is a large first-floor bathroom, thoughtfully appointed to accommodate the family's needs, along with a convenient ground floor W.C. cloakroom, enhancing the overall functionality of the property.

At the heart of the home is a modern fitted kitchen, well-equipped with ample cupboard and worktop space, making meal preparation an enjoyable task. Adjacent to this is an additional reception room, perfect as a breakfast area, playroom, or home office, adding great versatility to the living space.

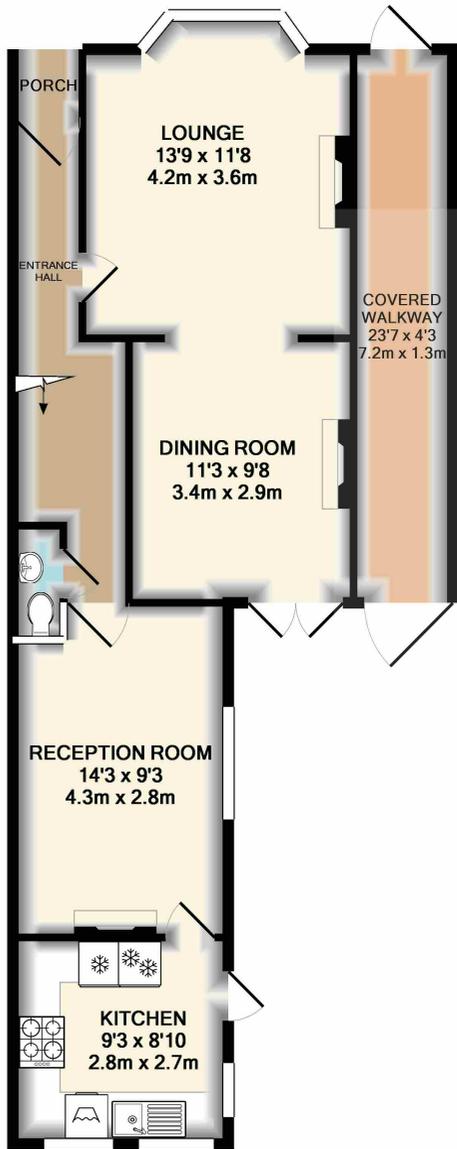
The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. The fragrant Victorian era details beautifully complement the contemporary fittings, creating a wonderful balance between character and modern living. Internal viewing is highly recommended to fully appreciate the generous proportions and unique charm of this residence.

Outside, the low maintenance west-facing rear garden is a delightful feature, bathed in afternoon and evening sunlight, providing an excellent space for relaxation or outdoor entertaining. The garden features mature fruit trees, adding a touch of nature's bounty and tranquility right on your doorstep.

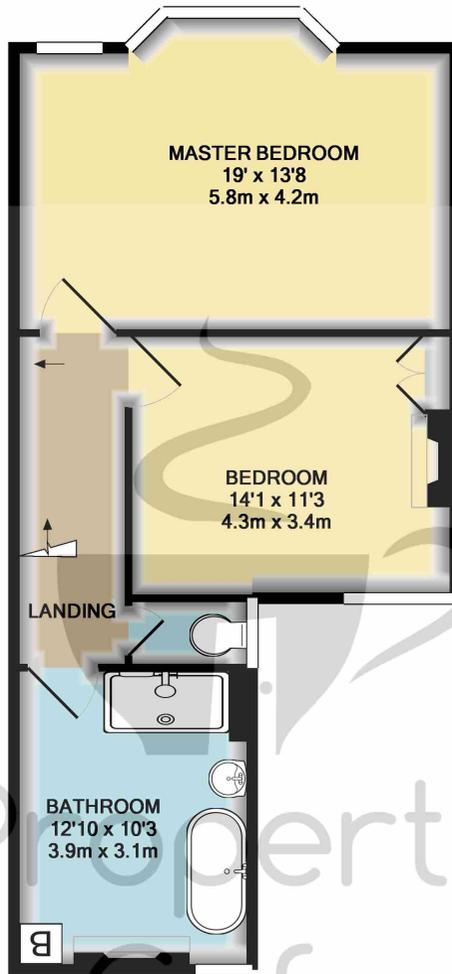
Located in a prime spot within easy walking distance of local shops, eateries, and transport links, this property is perfect for those seeking the convenience of town centre living without compromising on space and character. Whether you are a growing family or looking for a versatile home with excellent reception areas, this terraced house offers a fantastic opportunity to enjoy a vibrant community setting alongside a comfortable and spacious home environment.

With its combination of size, location, and tasteful detailing, this property is sure to appeal to a wide range of buyers. Don't miss the chance to secure a splendid family home with substantial living accommodation, lovely period features, and a peaceful garden retreat. Contact us today to arrange your internal viewing and explore everything this charming terraced house has to offer.





GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(61.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1553 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Bedrooms:** 3  
**Receptions:** 3  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** F (35)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | A       |                         |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       |                         |
| (55-68)                                     | D       | 67                      |
| (39-54)                                     | E       |                         |
| (21-38)                                     | F       | 35                      |
| (1-20)                                      | G       |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious Three Bedroom Property
  - Dual Aspect Lounge-Diner
- Additional Reception / Breakfast Room
  - Three Spacious Bedrooms
  - A spacious first floor bathroom
    - Modern Fitted Kitchen
  - Low Maintenance Rear Garden

- Central Heated & D.Glazed
- Ground Floor W.C Cloakroom
- Neutral Decoration Throughout
  - Lovely Victorian Features
  - Ideal Town Centre Location
- West Facing Garden With Fruit Trees
  - Internal Viewing Recommended