



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£350,000 46 Downlands Avenue, Bexhill-on-Sea TN39 3PL
3 Bedroom 1 Bathroom 2 Reception
Offers in excess of



AT A GLANCE...

In the desirable Collington area of West Bexhill, is this beautifully presented semi-detached house with no onward chain. Over the years, the house has provided a loving home, boasting abundant natural light and accommodation including; A welcoming entrance hall leading to the lounge with a feature fireplace. Modern cabinets and base units with appliance space are featured in the modern fitted kitchen. A door from the kitchen leads to the conservatory overlooking the rear garden. Additionally, the ground floor benefits from a separate dining room and cloakroom. On the first floor you will find three bedrooms and a bathroom suite. There are two double bedrooms with built-in wardrobes and one good-sized single bedroom. Furthermore, the property benefits from newly installed double glazing, a new roof and double glazing.



46 Downlands Avenue, Bexhill-on-Sea, East
Sussex, TN39 3PL

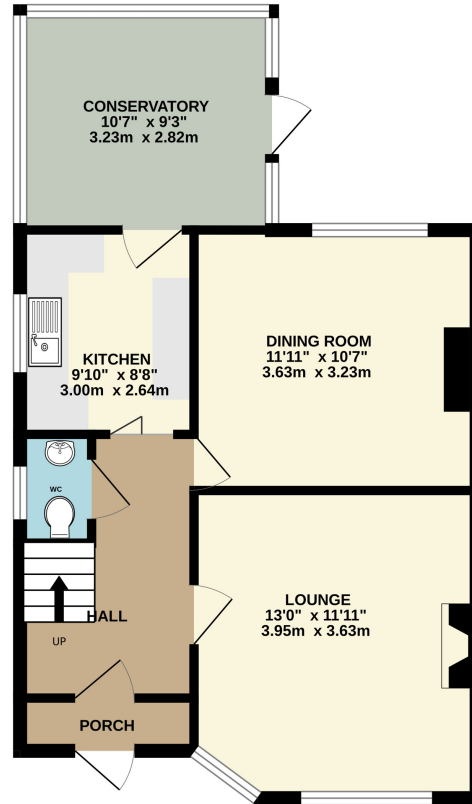
 3 Bedroom  1 Bathroom  2 Reception

Key Features:

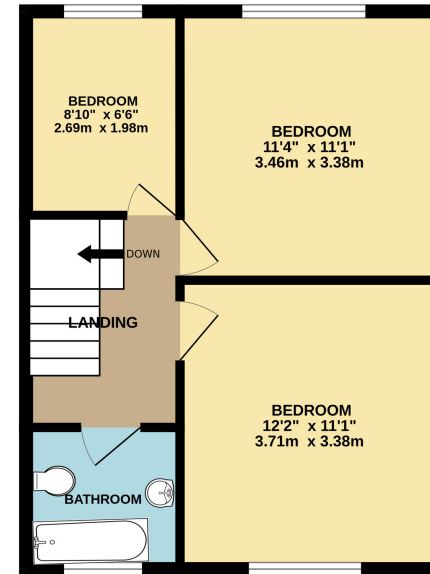
- Semi-Detached House
- Two Reception Rooms & Conservatory
- Popular Collington Location
- Double Glazing & Gas Central Heating
- Three Bedrooms
- Off Road Parking
- No Onward Chain


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GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



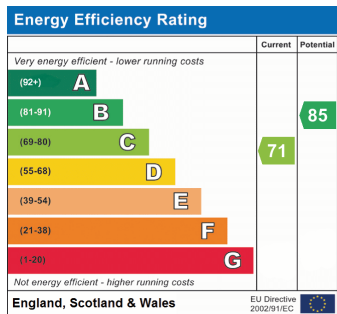
1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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.



Outside

The front of the property has a resin laid driveway and gated side access to the rear garden. The rear garden is predominantly laid to lawn with a large garden shed and a patio area ideal for alfresco dining.

Location

Within a very short walk of the property, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.6 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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