



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£325,000** Dorset Road, Bexhill-on-Sea TN40 1SQ  
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

A charming 1930s semi-detached house offered with no onward chain, situated within walking distance to the iconic seafront promenades, mainline railway and Town Centre. The house boasts an abundance of character and charm with accommodation including; A lounge with a feature bay window and fireplace. The dining room is located to the rear of the ground floor, with a fireplace and access to the rear garden. The fitted kitchen comprises a range of matching wall units and base units with integrated appliances, including an eye-level oven, gas hob, dishwasher, washing machine and under-counter fridge & freezer. On the first floor, you will find three bedrooms and a four-piece bathroom suite.



### Key Features:

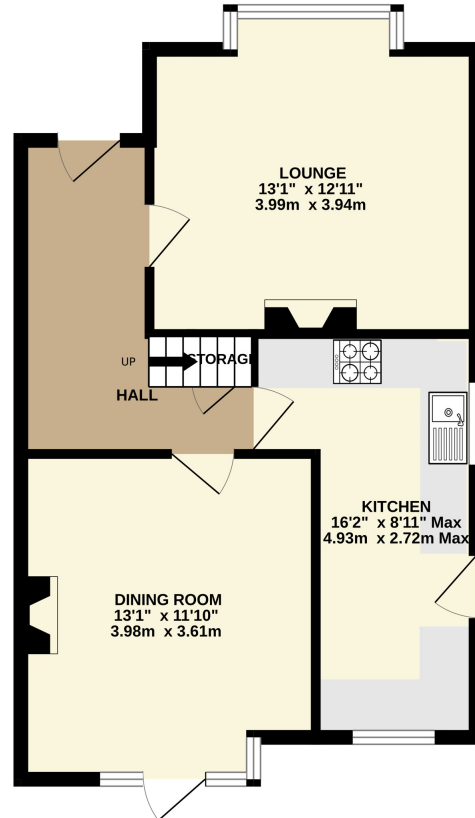
- 1930s Semi Detached House
- Two Reception Rooms
- Off Road Parking
- Three Bedrooms
- Walking Distance To Seafront Promenades & Town Centre
- No Onward Chain

74 Dorset Road, Bexhill-on-Sea, East Sussex,  
TN40 1SQ

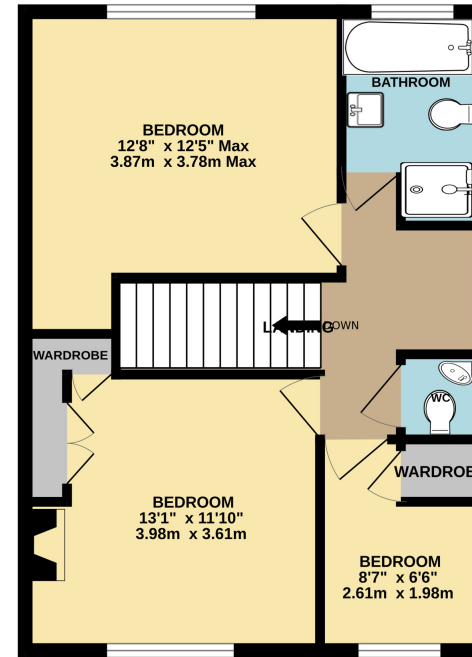
 3 Bedroom  1 Bathroom  2 Reception

  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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.  
Made with Metreplex ©2024

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 property has well-established gardens to both the front & rear. There is off-road parking to the front of the property and side access to the rear garden. The rear garden has a raised patio area ideal for alfresco dining and an area laid to lawn with a summerhouse.

## LOCATION:

The property is located in the sought-after location on the outskirts of the town centre. Close by you will find the picturesque Manor Barn and the seafront promenades are within walking distance. Bexhill train station is just 0.3 miles away offering regular routes into; Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest Primary School being St Peters & St Paul's rated as 'outstanding' by OFSTED. The closest secondary School is St Richards also rated as 'Outstanding' by OFSTED.

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

74 Dorset Road, Bexhill-on-Sea, East Sussex,  
TN40 1SQ

3 Bedroom 1 Bathroom 2 Reception

  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS