



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£525,000** 56 Magdalen Road, Bexhill-on-Sea TN40 1SD  
🛏️ 6 Bedroom 🛁 2 Bathroom 🪑 2 Reception



## AT A GLANCE...

This deceptively spacious semi-detached home combines character and charm with modern fixtures and fittings throughout, and enjoys a desirable south-facing rear garden complete with a log cabin.

Ideally located within walking distance of Ofsted-rated Outstanding schools for all ages, the iconic seafront promenades, train station, and town centre, the property offers generous and versatile accommodation.

An enclosed entrance porch opens into a welcoming reception hall. The living room features a bay window and attractive fireplace, while the impressive modern fitted kitchen is equipped with matching wall and base units, designer work surfaces, and integrated appliances including a dishwasher, freezer, double oven, and five-ring gas hob. The kitchen has an opening into the dining room, with double doors opening into the conservatory, which houses the utilities and provides access to the rear garden. The ground floor is completed by a contemporary bathroom suite and a large storage cupboard.

The first floor offers five well-proportioned bedrooms and a modern fitted shower room, while a further staircase leads to the second floor, where you will find a generous double bedroom.

Additional benefits include gas central heating via a combination boiler installed in 2024 and full double glazing throughout. To fully appreciate the space, location, and quality on offer, an early viewing is highly recommended.

56 Magdalen Road, Bexhill-on-Sea, East Sussex, TN40 1SD

 6 Bedroom  2 Bathroom  2 Reception



### Key Features:

- Deceptively Spacious Semi-Detached House
- Two Reception Rooms & Conservatory
- Modern Fixtures & Fittings
- South Facing Garden With Log Cabin
- Six Bedrooms
- Two Bathrooms
- Short Walk To The Seafront Promenades & Town Centre





### Exterior

The property benefits from a resin-bond driveway at the front, offering off-road parking for two vehicles. The resin-bond surface continues along the side of the home via gated access, leading to a south-facing rear garden. The garden features a low-maintenance artificial lawn and a pergola, perfect for alfresco dining and outdoor entertaining. Additional amenities include an outdoor water supply, electricity, and a log cabin complete with power, lighting, and a WC, ideal as a home office, studio, or garden retreat.

### Location

The property is located a short walk from the iconic seafront promenade, the town centre and Ofsted rated outstanding schools for all ages. Bexhill mainline railway station is within walking distance and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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