


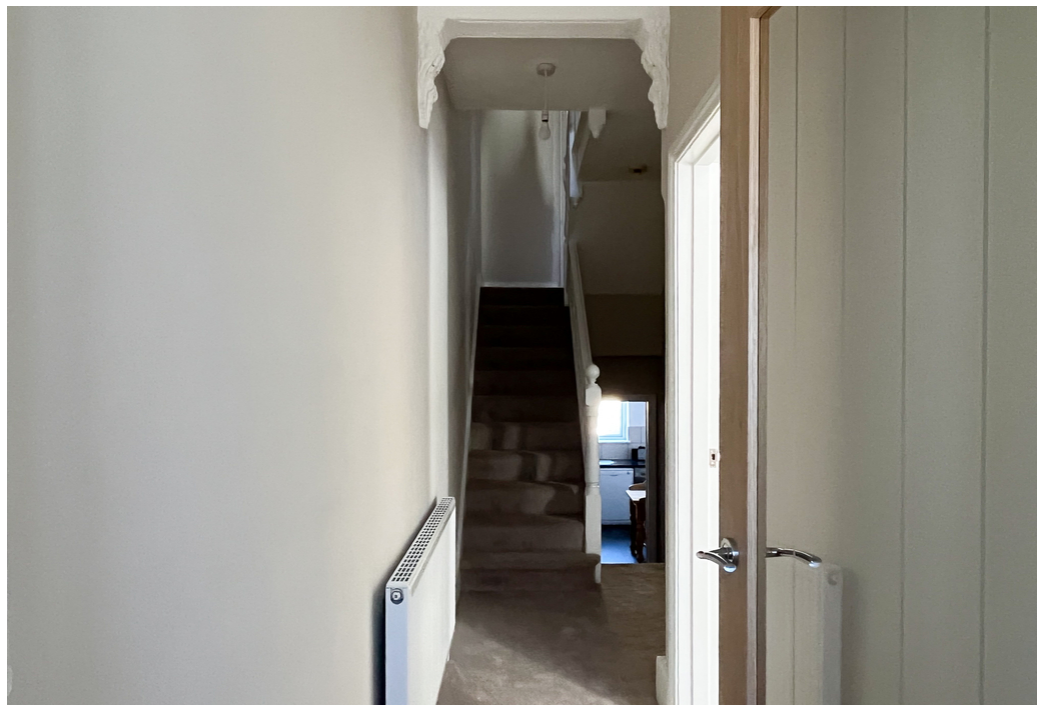





BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

71 Reginald Road, Bexhill-on-Sea, East Sussex TN39
£370,000^{3PQ}  4 Bedroom  1 Bathroom  2 Reception
Offers in excess of



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this deceptively spacious Victorian terrace house. Situated within walking distance to Bexhill Town Centre, seafront promenades and mainline railway station, the house offers sizeable accommodation comprising; An enclosed entrance lobby opening into the inner entrance hall. The lounge features a large bay window and has an opening into the dining room. A few steps down lead to a cloakroom and a modern fitted kitchen/diner featuring a range of wall units and base units. You will find an integrated oven & gas hob, space for appliances and a door leading out to the rear garden. An impressive modern four-piece bathroom suite includes a double shower cubicle, corner bath, wash hand basin, low level WC, and two heated towel rails on the first floor's split-level landing. Adjacent to the bathroom is a useful utility cupboard and a further split-level landing leads up to two double bedrooms. Bedroom two has a front aspect and a feature bay window. Bedroom three has a rear aspect and a fitted double wardrobe. A staircase leads up to the dual-aspect master bedroom with a walk-in dressing room and a single bedroom. As well as newly laid carpets, redecoration, contemporary fixtures and fittings, gas central heating (a combi boiler was installed 3 years ago), double glazing, and a courtyard garden with a west-facing aspect, this home offers many extras. Viewing is essential to fully appreciate the property's condition and size in full!



Key Features:

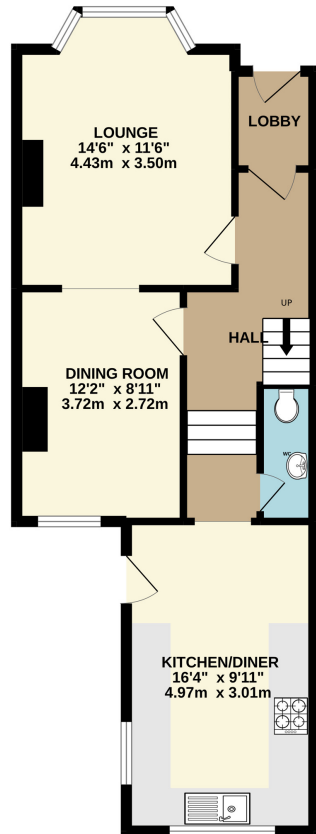
- Victorian Terrace House
- Four Bedrooms
- Double Glazed & Gas Central Heating
- Town Centre Location
- Two Reception Rooms
- Modern Kitchen & Bathroom
- New Carpets & Re-decoration
- Deceptively Spacious Accommodation

71 Reginald Road, Bexhill-on-Sea, East
Sussex, TN39 3PQ

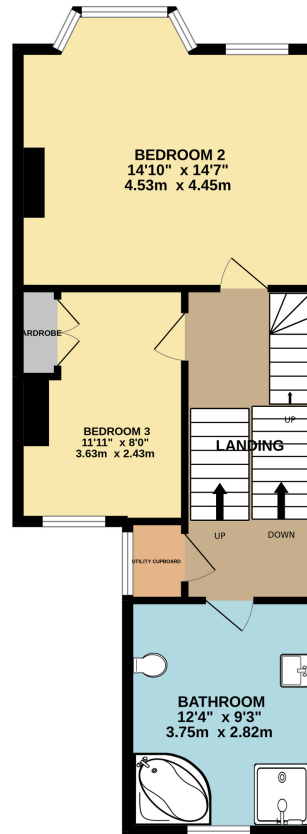
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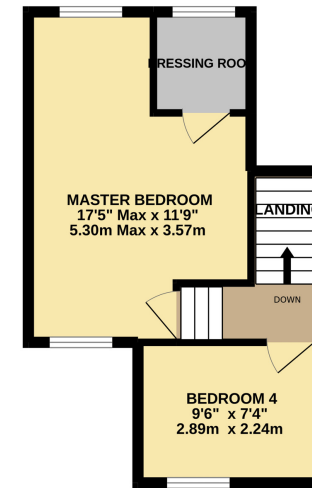
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



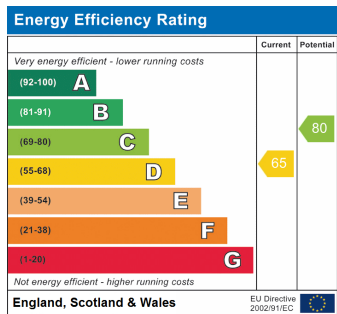
2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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 rear garden is low maintenance and laid to patio. Facing West with an outdoor power supply and water tap.

LOCATION -

The house is located in Bexhill Town Centre. In the town Centre its self, you will find a selection of well regarded restaurants and day to day shops. The closest train station being Bexhill Mainline station with regular routes in to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest School being St Peters & St Paul's, currently rated as 'Outstanding' by Ofsted.

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