



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£485,000** Portfield Close, Bexhill-on-Sea, East Sussex TN40 2ER  
🛏️ 4 Bedroom 🚿 2 Bathroom 📺 2 Reception







## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this well-proportioned and spacious detached house. It is located in a quiet, sought-after cul-de-sac with good schooling close by and transport links, and offers the following accommodation; a spacious lounge with a feature fireplace and tiled surround, panelled walls, and sliding doors leading to the rear garden. The kitchen & dining room have an open-plan feel. The kitchen features a range of matching wall units and base units finished with laminate work surfaces. In addition, there is space for appliances and a door to the side of the property. Through the dining room, you will find a 'Highlight Conservatory by Crittall' with sliding doors leading to the rear garden. Additionally, there is a ground-floor cloakroom, an understairs storage cupboard with a hanging rail and an integral door to the garage where you'll find the wall-mounted combination boiler, power, light, and an electric up & over door. There is a large picture window enjoying views of the garden on the first-floor landing, as well as an airing cupboard. The master bedroom benefits from double-depth built-in wardrobes and an en-suite bathroom. There are two further double bedrooms with fitted wardrobes, a good-sized single bedroom and a bathroom. Furthermore, the house benefits from loft space, gas central heating and double glazing.



### Key Features:

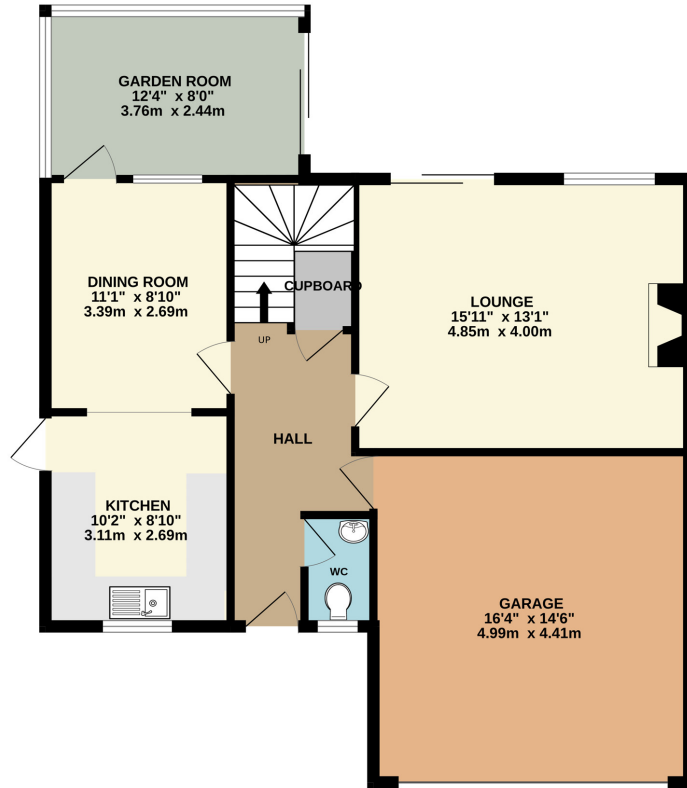
- Spacious Detached House
- Two Bathrooms
- West Facing Rear Garden
- Double Glazing & Gas Central Heating
- Four Good-sized Bedrooms
- Two Reception Rooms
- Off Road Parking & Double Garage
- Quiet Cul-De-Sac Location

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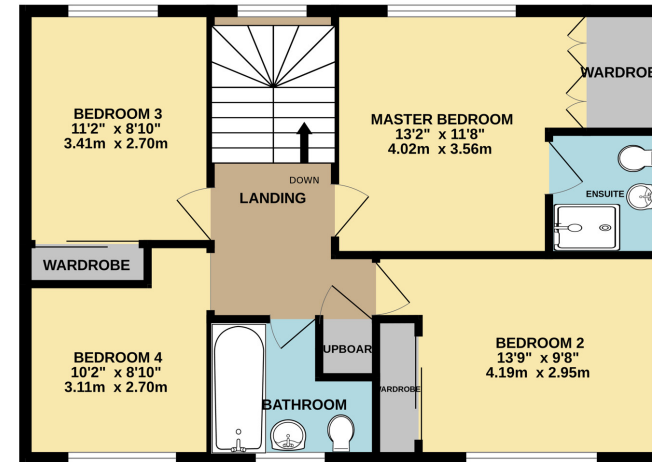
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GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

At the front of the property, you will find a driveway providing off-road parking and access to the double garage via an electric up & over door. There is an area of lawn and gated side access to the rear garden from both sides of the property.

The rear garden is west-facing with a feel for privacy and predominantly laid to lawn. You will find a variety of well-established plantings, together with a pretty rockery and patio area ideal for alfresco dining.

### Location

The property is located in the popular Chantry area of Bexhill and within walking distance of schools for all age groups. Bexhill Town Centre and seafront promenades are just under a mile away, the mainline train station is just over a mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School is St Richards Catholic college boasting an 'Outstanding' OFSTED rating and the well-regarded Bexhill 6th form college is under a mile away.

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