



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£585,000** Knebworth Road, Bexhill-on-Sea TN39 4JJ  
🛏️ 3 Bedroom   🚿 2 Bathroom   🛋️ 3 Reception



## AT A GLANCE...

This immaculate detached house is full of character and charm and is being offered for sale by Bexhill Estates. Offering bright and spacious accommodation in a highly desirable location in West Bexhill. On entering the property a spacious reception hall leads to the dual-aspect lounge with a feature bay window and gas fireplace with surround. Separately, there is a dining room with a gas fireplace and double doors opening to a conservatory with beautiful views of the garden. In the kitchen, which can be found at the rear of the house, there are a variety of wall and base cabinets with laminated work surfaces and an integrated fridge/freezer. There is space and plumbing for appliances, as well as a door leading out to the rear garden. In addition, the ground floor benefits from a modern fully tiled shower room with a large walk-in shower cubicle, wash hand basin, low level WC and underfloor heating. A staircase leads to the first-floor landing where you will find three good-sized double bedrooms and a family bathroom. Bedrooms one & two have fitted wardrobes and dual aspects. Bedroom three has access to a large eaves storage space. The family bathroom comprises a four-piece suite including a panelled bath, shower cubicle, wash hand basin and low-level WC. There is access via a pull-down ladder into the large insulated loft space partially boarded with power & light. Furthermore, the house benefits from cavity wall insulation, double glazing, gas central heating, a detached garage and off-road parking. This property must be viewed in person to appreciate its full potential!



### Key Features:

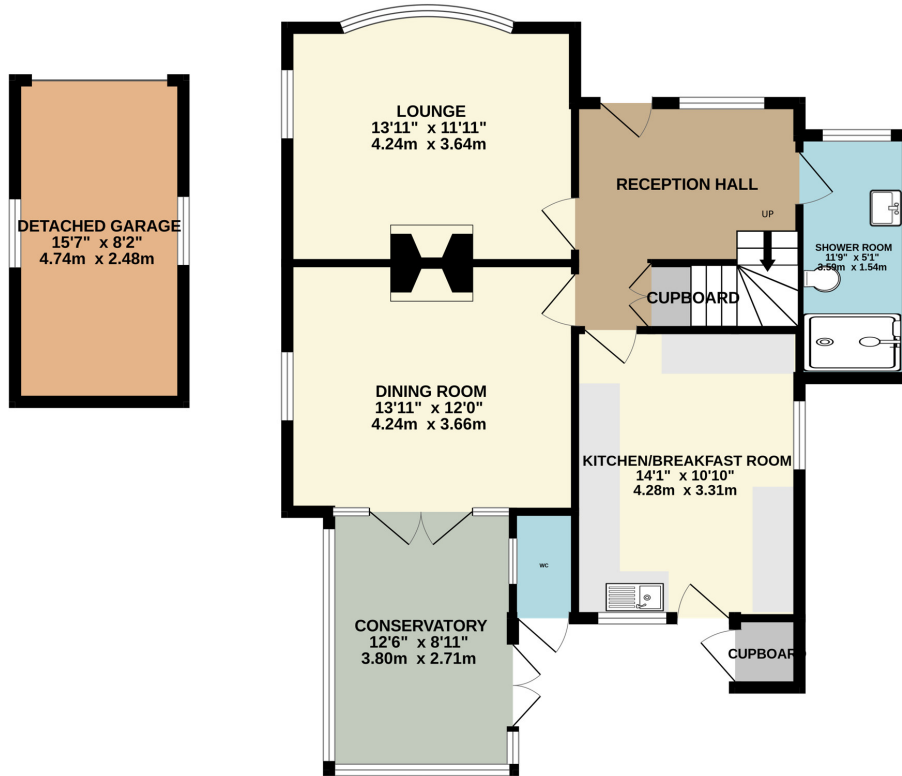
- An Impressive Detached House
- Three Double Bedrooms
- Substantial Rear Garden
- Off-Road Parking & Detached Garage
- Full Of Character & Charm
- Two Bathrooms
- Sought After Location In West Bexhill
- Gas Central Heating & Double Glazing

34 Knebworth Road, Bexhill-on-Sea, East Sussex, TN39 4JJ

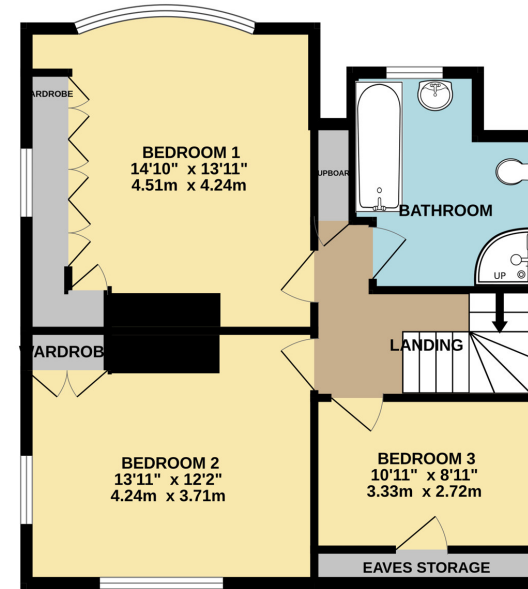
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GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	58	
(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 -

To the front of the property is a driveway providing off-road parking for up to two vehicles. Access is available to the detached garage via an electric roller door, benefitting from power & light. There is a well-maintained front garden with an area of lawn, a central pathway and raised flower beds. Gated side access is available to the rear from both sides of the house. We consider the rear garden to be a very attractive feature of this property. Substantial in size with an array of well-established fruit trees, shrubs, plants and a fish pond. There is a patio area, ideal for alfresco dining, a summerhouse, a fruit cage, a large greenhouse with power and a timber-framed shed to the rear. The garden benefits further from an outdoor WC, boiler room and a timber-framed workshop with power & light.

### LOCATION -

The house is located in a sought-after location in West Bexhill. Close by you will find Bexhill Town Centre just 1.2 miles away and the village of Little Common just 1.1 miles away. Within a short distance, you will find both Primary & Secondary Schools, as well as bus routes and Colington train station is just 1 mile away with regular routes into Brighton, Gatwick & London Victoria.

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