




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£524,950  3 Bedroom  2 Bathroom  1 Reception
Glenthorn Road, Bexhill-on-Sea TN39 3QH



AT A GLANCE...

A hugely impressive semi-detached house in a highly desirable Collington location in west Bexhill. This house has been extensively modernised and extended under the current ownership, and has a wealth of natural light, contemporary fixtures & fittings, and accommodation including; A stunning kitchen/diner with a wide range of matching wall units and base units finished with composite work surfaces. Integrated appliances include a dishwasher fridge/freezer and a Rangemaster cooker. Further features of the kitchen include a central island unit and bi-folding doors leading to the rear garden. There is a log burner and dual aspect windows in the lounge, which is open to the kitchen/dining area. In addition, the ground floor benefits from solid oak wood flooring, a utility room with space & plumbing for appliances and a shower room. Three good-sized bedrooms with built-in wardrobes are located on the first floor, along with a family bathroom. Furthermore, the property benefits from a newly installed combination boiler this year and has double glazing throughout.

23 Glenthorn Road, Bexhill-on-Sea, East Sussex, TN39 3QH

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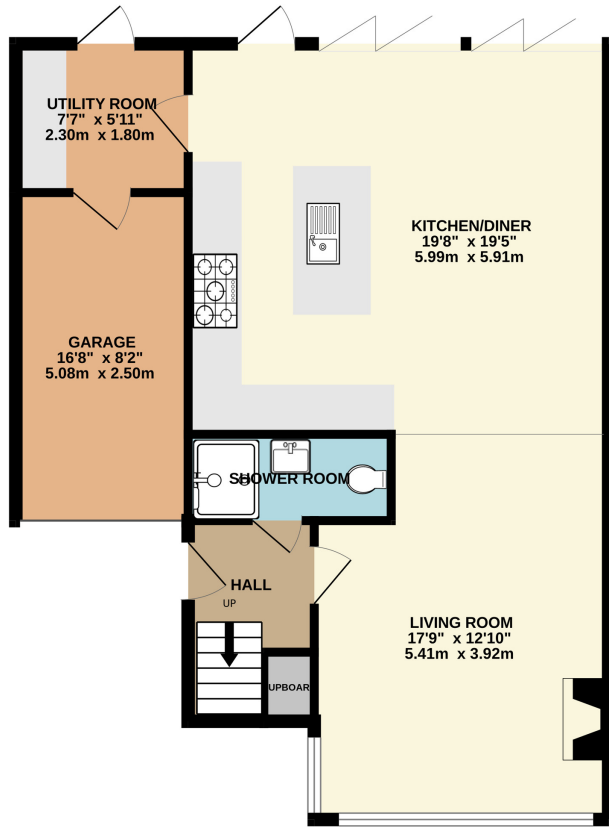


Key Features:

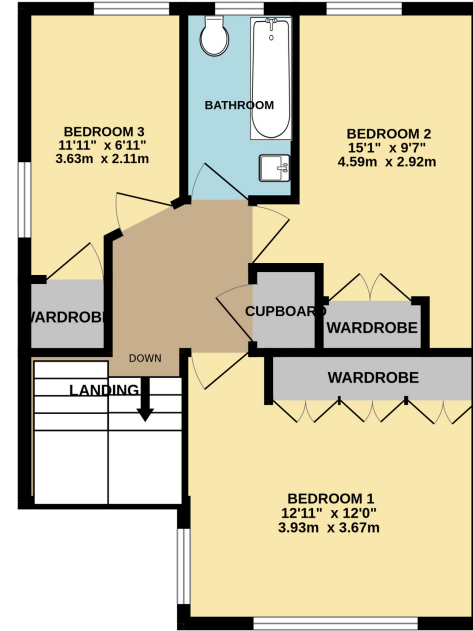
- An Exceptional Semi-Detached House
- Significantly Extended
- Three Bedrooms With Built-in Wardrobes
- Impressive Kitchen/Diner
- Newly Installed Combination Boiler In 2024
- Sought After Collington Location
- West Facing Garden With Log Cabin
- Two Bathrooms
- Garage & Off Road Parking


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GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	83
EU Directive 2002/91/EC			

Outside

The front of the property has a small garden and a block paved driveway with off-road parking for multiple vehicles. Access is available into the garage via an electric up & over door benefitting from both power & light. The garage is also accessible internally via the utility room. The rear garden is west facing and predominantly laid to lawn. You will find a patio area ideal for alfresco dining, flower and shrub borders, pathway leading to the rear of the garden which is laid to lawn with a further small patio, timber shed and log cabin with light, power & electric heating.

Location

Only 1.5 miles away is the popular village of Little Common, which offers a variety of independent shops, a dentist's surgery, and Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades are close by. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Outstanding primary schools are within close proximity, together with secondary schools and nursery Schools.

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