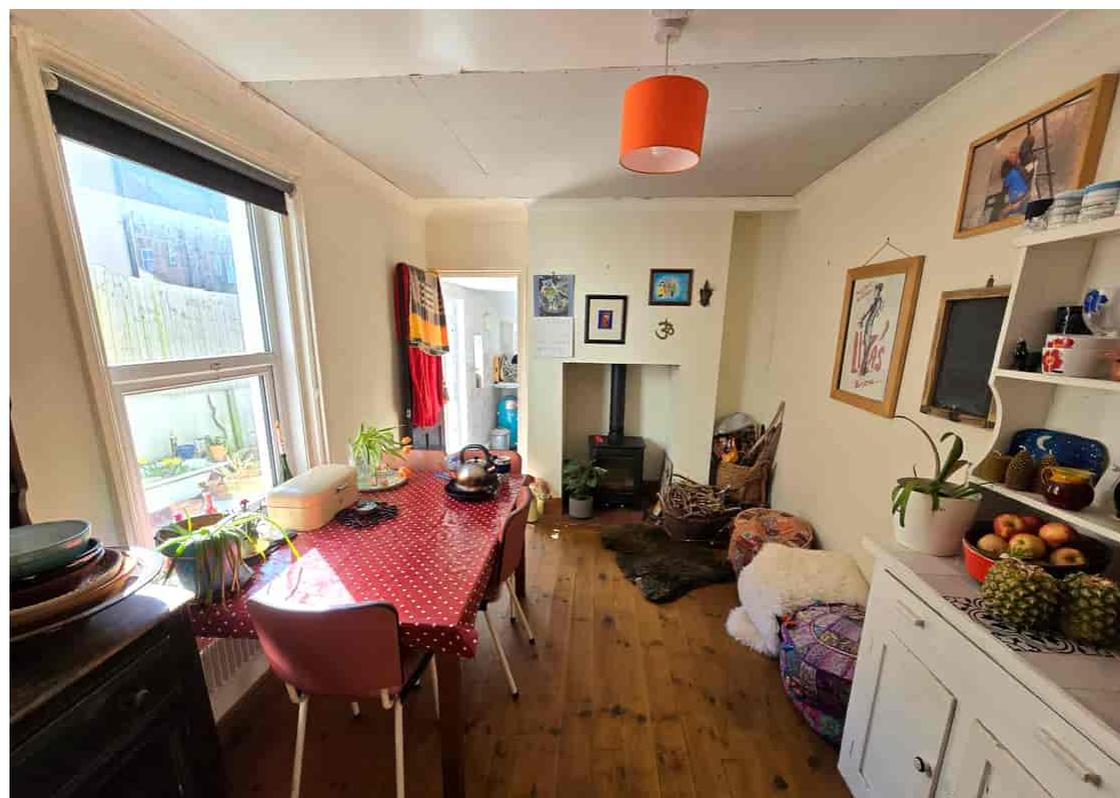




45 Cornwall Road, Bexhill-on-Sea, East Sussex, TN39 3JN

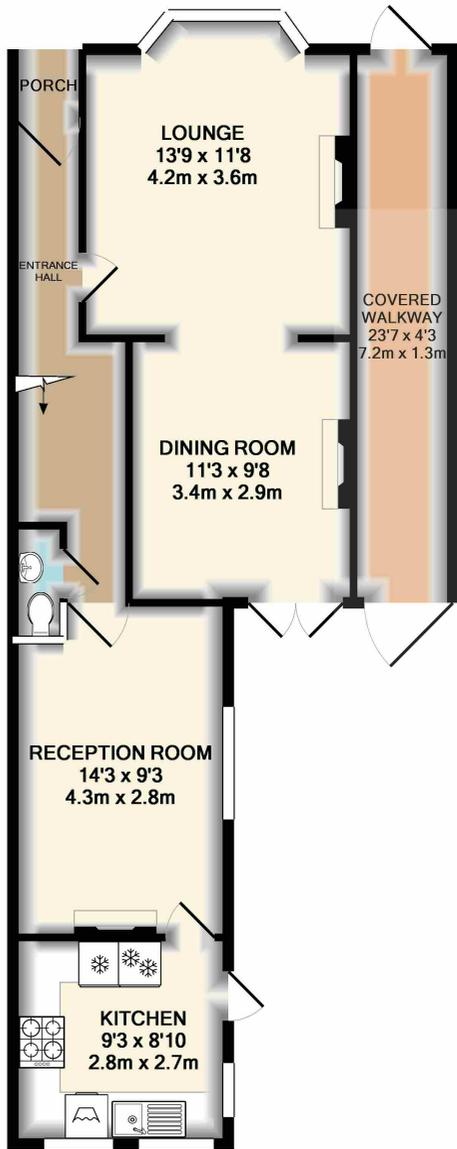
A Spacious Three Bedroom Victorian Town House £375,000 - Freehold



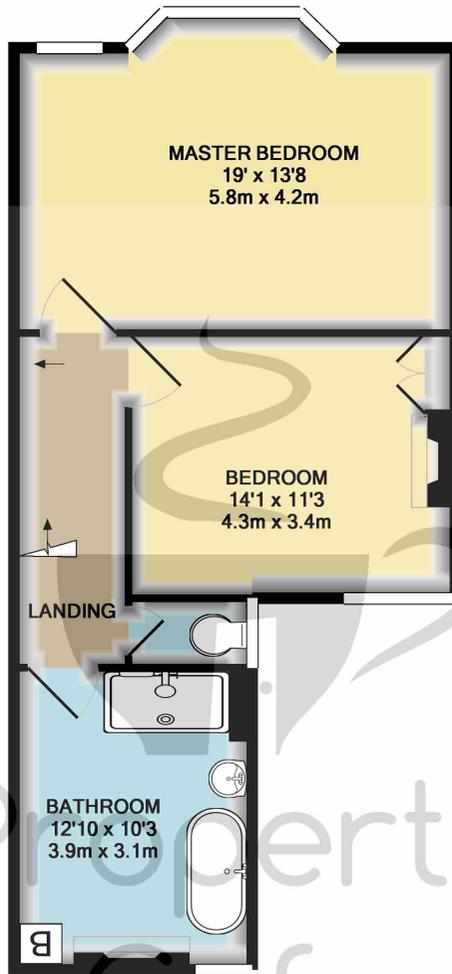


This spacious three-bedroom Victorian home offers generous accommodation throughout and is ideally situated in a prime town centre location. Blending period charm with modern comforts, the property features a dual-aspect lounge–diner, perfect for relaxed family living, along with an additional reception room that works beautifully as a breakfast room or home office. Upstairs, you'll find three well-proportioned bedrooms and a large first-floor bathroom, all presented with neutral décor to suit a variety of tastes. The modern fitted kitchen provides ample storage and workspace, while a ground floor W.C. cloakroom adds everyday convenience. Externally, the property boasts a low-maintenance west-facing rear garden, complete with fruit trees, offering a peaceful outdoor retreat. Further benefits include gas central heating, double glazing, and a host of lovely Victorian features that enhance the home's character. Internal viewing is highly recommended

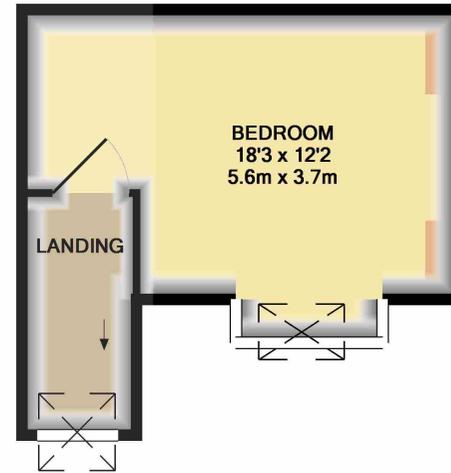




GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(61.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1553 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Bedrooms:** 3  
**Receptions:** 3  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** F (35)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	35
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious Three Bedroom Property
  - Dual Aspect Lounge-Diner
- Additional Reception / Breakfast Room
  - Three Spacious Bedrooms
  - A spacious first floor bathroom
    - Modern Fitted Kitchen
  - Low Maintenance Rear Garden

- Central Heated & D.Glazed
- Ground Floor W.C Cloakroom
- Neutral Decoration Throughout
  - Lovely Victorian Features
  - Ideal Town Centre Location
- West Facing Garden With Fruit Trees
  - Internal Viewing Recommended