



13 Newlands Avenue, Bexhill-on-Sea, East Sussex, TN39 4HA

Immaculate Family Home In Highly Sought After Bexhill Downs Location £549,950



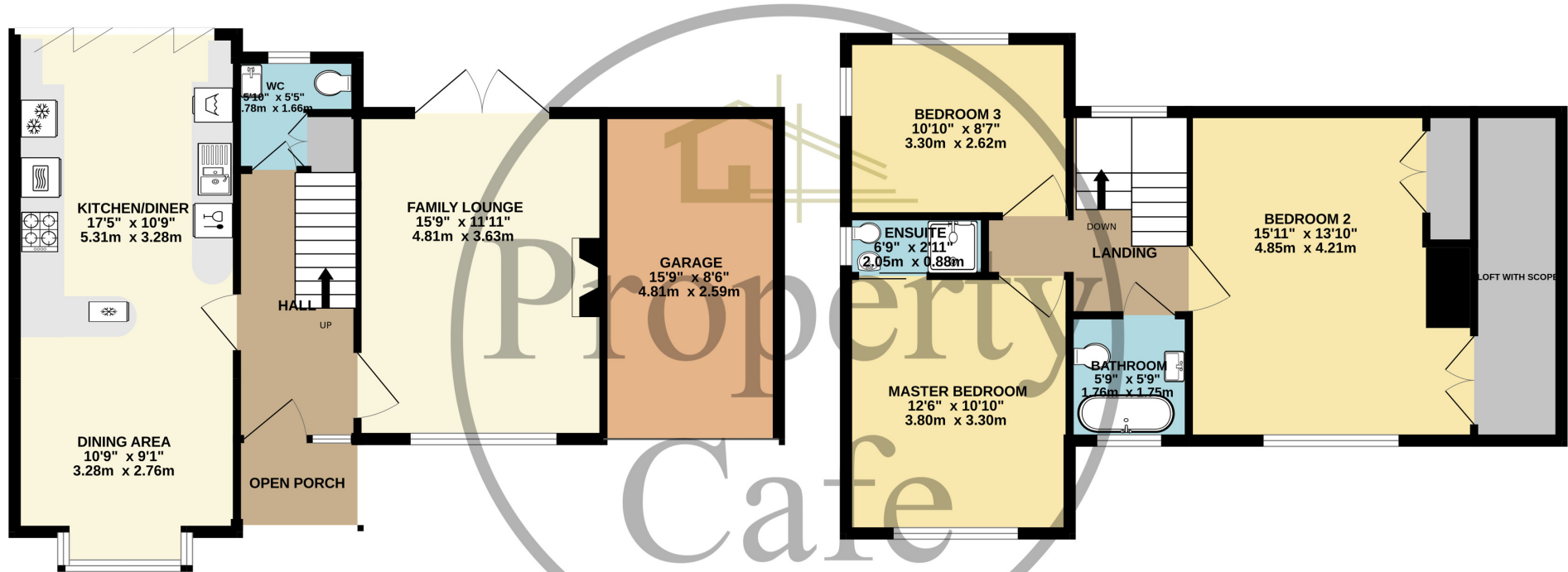


The Property Cafe is Delighted To Offer For Sale This Beautiful Larkin Built Family Home *
Accommodation & Benefits Include * An Original Oak Front Door Leading Into An
Immaculate Inner Hall * Three Good Size Family Bedrooms * Bespoke Full Length Well
Equipped 25ft Dual Aspect Kitchen-Diner * An Immaculate Family Lounge * Ground Floor
Cloak Room W.C * Modern Family Bathroom * Master Bedroom With En-Suite * Attached
Single Garage & Ample Off Road Parking * Substantial Rear Garden With Central Lawn &
Garden Lodge To The Rear * Patio Area With Hot Tub (Negotiable) * Rear Indian Stone Patio
Area * Central Heating & Double Glazing Throughout * Lots Of Character Style & Features *
Pretty Area Of Front Garden With Pea Beach Drive * Highly Sought After Location Close To
Bexhill Downs Area & Walking Distance To Bexhill Academy * A Beautifully Presented Family
Home * Please Call Bexhill 01424 224488.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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An Immaculate Inner Hall * Three Good Size Family Bedrooms * Bespoke Full Length Well Equipped Kitchen-Diner * An Immaculate Family Lounge * Ground Floor Cloak Room W.C * Modern Family Bathroom * Master Bedroom With En-Suite * Attached Single Garage & Ample Off Road Parking * Substantial Rear Garden With Central Lawn & Garden Lodge To The Rear * Patio Area With Hot Tub (Negotiable) * Rear Indian Stone Patio Area * Central Heating & Double Glazing Throughout * Lots Of Character Style & Features * Pretty Area Of Front Garden With Pea Beach Drive * Highly Sought After Location.





Location The property is situated in a highly sought after Bexhill Downs area of West Bexhill which is a pleasant & quiet residential area located between Bexhill & Little Common. There are shopping facilities close by & the new 'link' road is only a short drive away which of course dramatically reduces the travel time to the conquest Hospital and access to the main A21 road to London. The is within walking distance of the highly regarded Bexhill Academy secondary school & Colington mainline station is within walking distance & offers a regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent with Bus routes very close by.

- Beautiful Larkin Built Family Home
- Three Good Size Family Bedrooms
- Bespoke Full Length Kitchen-Diner
 - Immaculate Family Lounge
 - Ground Floor Cloak Room W.C
 - Modern Family Bathroom
- Master Bedroom With En-Suite
 - Attached Single Garage
 - Ample Off Road Parking
 - Substantial Rear Garden

- Garden Lodge To The Rear
- Patio With Hot Tub (Negotiable)
- Central Heating & Double Glazed
- Lots Of Character Style & Features
 - Pretty Area Of Front Garden
 - Highly Sought After Location
 - Close To Bexhill Downs Area
- Walking Distance To Bexhill Academy
- A Beautifully Presented Family Home
- Please Call Bexhill 01424 224488