



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£749,950** Richmond Avenue, Bexhill-on-Sea TN39 3EG  
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



## AT A GLANCE...

Located just over 250 yards from the seafront promenade, Bexhill Estates is delighted to offer for sale this outstanding detached chalet bungalow. Under its current ownership, the property has been meticulously updated to provide immaculate, versatile accommodation. With the majority of the ground floor accommodation being dual-aspect, you can expect an abundance of natural light and comfort. A spacious entrance hall with double doors opens into the impressive kitchen/diner featuring a range of matching wall units and base units finished with granite work surfaces. 'Siemens' integrated appliances include 2 ovens with microwaves, an induction hob with an extractor fan over, a tower fridge & freezer and a dishwasher. In addition, there is tiled flooring in the kitchen, double doors opening out to the rear garden and a separate utility area. A log burner, large bay windows, and a dual aspect make the lounge a great place to relax. The ground floor has a modern four-piece bathroom suite and two ground-floor bedrooms. Both bedrooms are dual aspect and one is currently arranged as a home office with a door leading out to the garden sun terrace. Across the majority of the ground floor, you will find engineered oak flooring and both the kitchen and bathroom have remote-controlled fitted blinds. A solid oak staircase leads to the first floor where you will find two double bedrooms and a modern fitted shower room. There is access to an extensive area of insulated eaves storage space and an overhead small loft space. Furthermore, the property benefits from double glazing throughout, and gas central heating via a regularly serviced combi-boiler.



### Key Features:

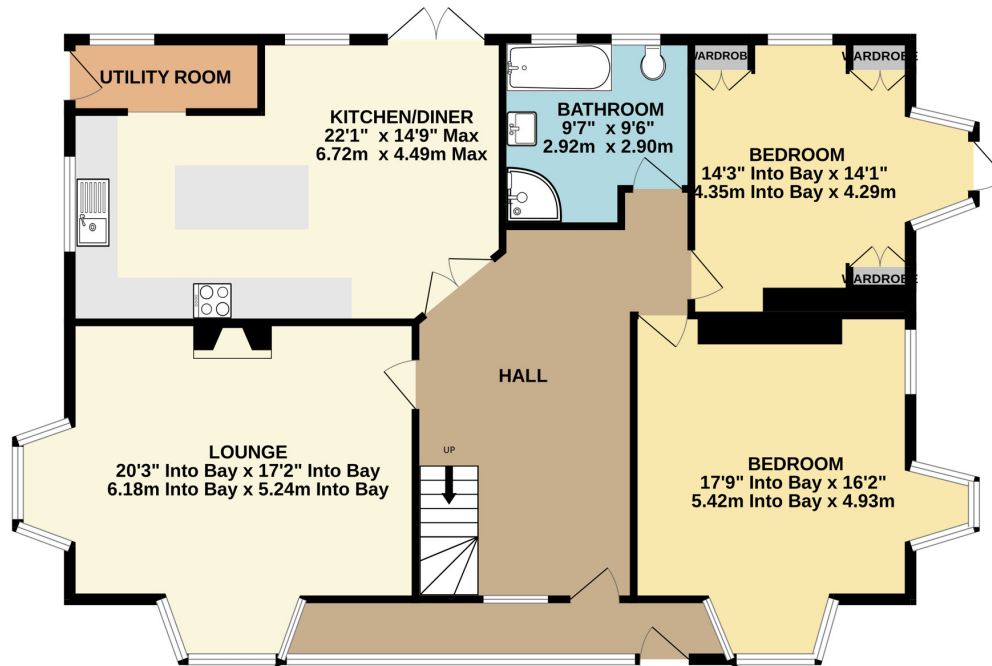
- Stunning Chalet Bungalow
- Two Bathrooms
- Lounge With Log Burner
- Modern Fixtures & Fittings Throughout
- Four Double Bedrooms
- Impressive Kitchen/Diner With Separate Utility Room
- Extensive Off Road Parking & Detached Garage
- Just Over 250 Yards To The Seafront Promenades

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Sussex, TN39 3EG

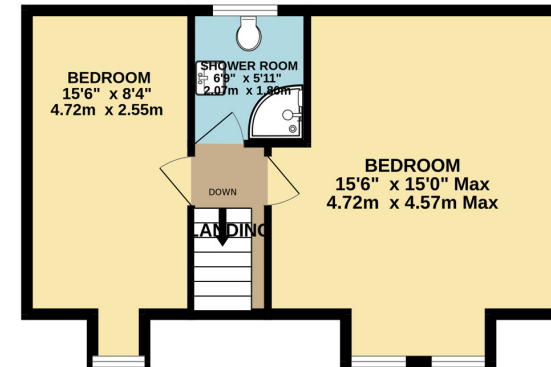
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GROUND FLOOR



1ST FLOOR



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.



#### OUTSIDE -

The property sits on a generously sized plot with gardens to the front, sides and rear. You will find extensive off-road parking for multiple vehicles and a detached garage benefitting from power & light. There is an area laid to lawn at the front of the property with mature borders. The rear garden is low-maintenance and laid to shingle. You will find a selection of fruit trees throughout the gardens, as well as raised flower beds and a raised patio area, ideal for alfresco dining. There are two greenhouses, the larger with a power supply, together with a large potting shed. In addition, there are various raised vegetable and fruit planters, two fruit cages, an external water supply and water butt.

#### LOCATION -

The property is very short walk to the beach at South Cliff, just over 250 yards! Bexhill Town Centre is 0.8 miles and Collington Station 0.3 miles, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes and well-regarded Primary & Secondary Schools with 'Outstanding' OFSTED can be found within close proximity. Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe is close by. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult & Child football & cricket clubs and a sports bar. You will find local amenities in Collington including a Doctor's surgery, Pharmacy & Tesco Express.

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