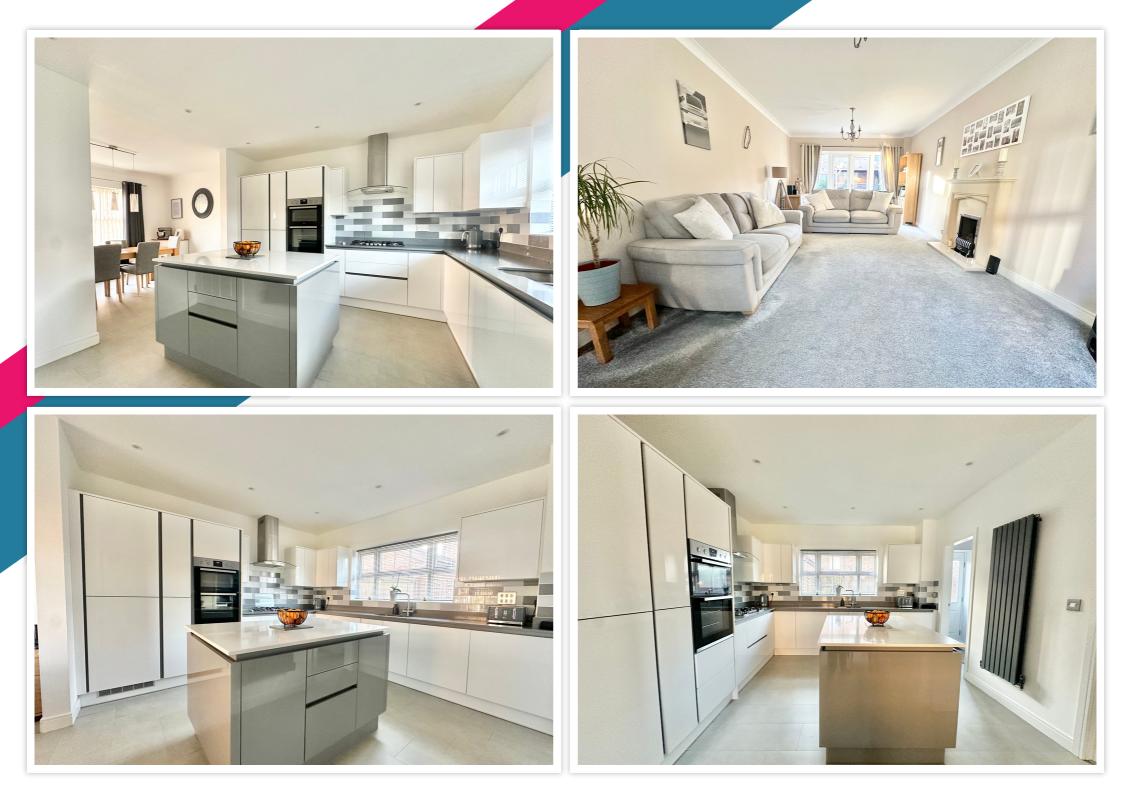




£550,000<sup>53</sup> Hornbeam Avenue, Bexhill-on-Sea TN39 5JQ Gffers in excess of



# AT A GLANCE...

This substantial detached house is presented immaculately throughout and is within walking distance of schools for all ages. Over three floors, the home offers a bright and spacious layout that includes; Over 23 feet in length, the living room features a central gas fireplace and double doors leading out to the rear garden. There are a range of matching wall units and base units finished with Quartz work surfaces in the stylish kitchen/diner. Additionally, there is a central island unit, LVT flooring and integrated appliances including a double oven, 5-ring gas hob and a dishwasher. There is also a cloakroom and utility room on the ground floor. There is an impressive master suite on the first floor, complete with a large walk-in wardrobe and a four-piece bathroom. Two more double bedrooms and a family bathroom can be found on the first floor. On the second floor are two large double bedrooms, one with fitted wardrobes and an en-suite bathroom.









## **Key Features:**

- Substantial Detached House
- Three Bathrooms
- Impressive Kitchen/Diner
- Landscaped West Facing Rear Garden
- Five Double Bedrooms ( 2 ensuite)
- Extensive Off Road Parking & Detached Double Garage
- Separate Utility Room
- Immaculate Presentation
  Throughout



53 Hornbeam Avenue, Bexhill-on-Sea, East Sussex, TN39 5JQ ↓ 5 Bedroom ← 3 Bathroom ← 2 Reception GROUND FLOOR 677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR 683 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR 464 sq.ft. (43.1 sq.m.) approx.

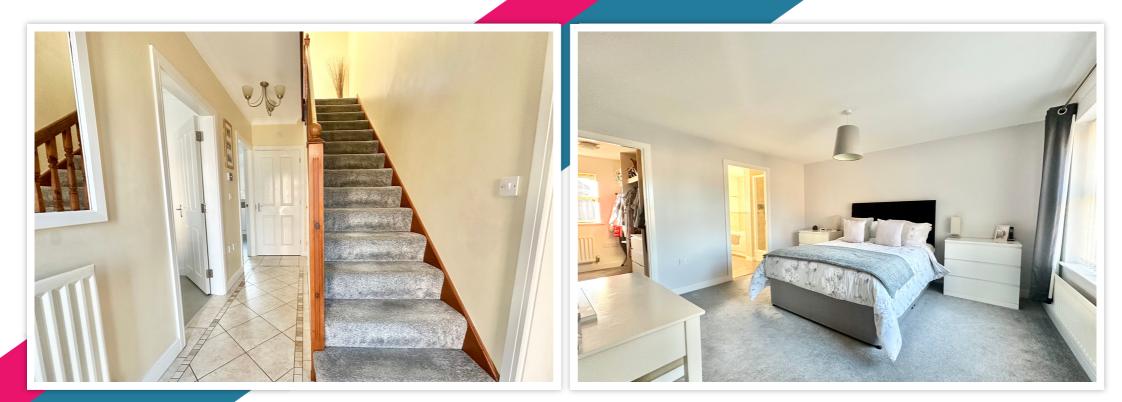


### TOTAL FLOOR AREA : 1824 sq.ft. (169.5 sq.m.) approx.

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. Made with Metropix ©2024



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

## Outside

There is a low maintenance frontage to the property with well-established hedging. To the side of the property you will find an extensive area of parking and access into the detached double garage via an electric up & over door benefitting from both power & light. The rear garden is west facing and beautifully landscaped. There is a patio area ideal for alfresco dining and variety of mature plantings. In addition there is a garden gazebo and there is a garden store to the side.

## Location

The house is located just 1.7 miles from Bexhill's seafront promenades, Town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School all within walking distance of the property along with a local convenience store.



53 Hornbeam Avenue, Bexhill-on-Sea, East Sussex, TN39 5JQ ↓ 5 Bedroom ↓ 3 Bathroom ↓ 2 Reception