



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

10 Constable Way, Bexhill-on-Sea, East Sussex TN40  
**£385,000** <sup>2UH</sup>  
🛏 3 Bedroom    🛁 2 Bathroom    🛋 3 Reception







## AT A GLANCE...

An immaculately maintained link-detached house with a deceptively spacious interior and a west facing rear garden. The house is conveniently located near schools for all ages and transport links, with accommodation including: A welcoming entrance hall with a large cloaks cupboard leads to the fitted kitchen. There are matching wall and base cabinets in the kitchen, along with an eye-level double oven, a gas hob, and an extractor fan that have recently been installed. In addition, there is an integrated fridge/freezer, space for additional appliances, and a door to the side. Three reception rooms are available in the property, including a lounge with views of the rear garden and a dining room with sliding doors into the conservatory. As a result of the garage conversion, there is now a dual aspect versatile room that can be used for a variety of purposes, including a home office, or as a fourth bedroom. Three bedrooms are located on the first floor, two of which have built-in wardrobes. Also included on the first floor is a family bathroom, an en-suite shower room in the master bedroom, and access into the partially boarded loft space via a fitted pull down ladder. Furthermore, the house benefits from a ground floor cloakroom, double glazing and gas central heating.



10 Constable Way, Bexhill-on-Sea, East  
Sussex, TN40 2UH

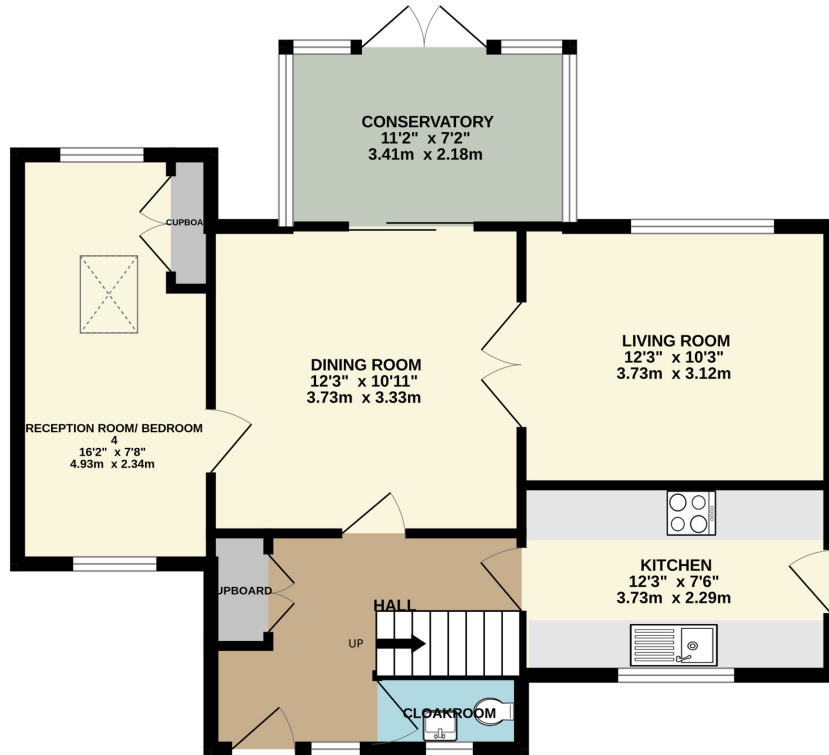
 3 Bedroom  2 Bathroom  3 Reception

### Key Features:

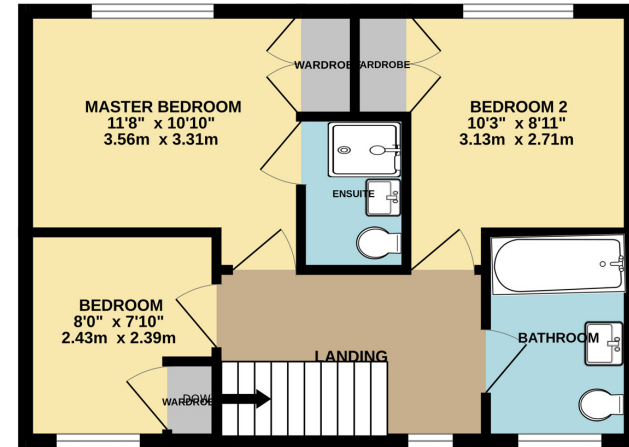
- Immaculate Link-Detached House
- Two/Three Reception Rooms
- Three/Four Bedrooms
- Double Glazing & Gas Central Heating
- West Facing Garden
- Immaculate Presentation Throughout
- Fitted Kitchen
- Bathroom & En-suite Shower Room
- Close To Schools For All Ages
- Off Road Parking

  
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GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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### Exterior

The front of the property has off-road parking for one vehicle and a low-maintenance front garden. The rear garden is west-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining, a garden store, raised flower beds, apple trees and gated side access to the front of the property.

### Location

The property is located in a popular location in Bexhill. Close by you will find Ravenside retail park and well-regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College also rated as outstanding. Bexhill mainline railway station is just under a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The iconic seafront promenades and the town centre are also under a mile away.

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