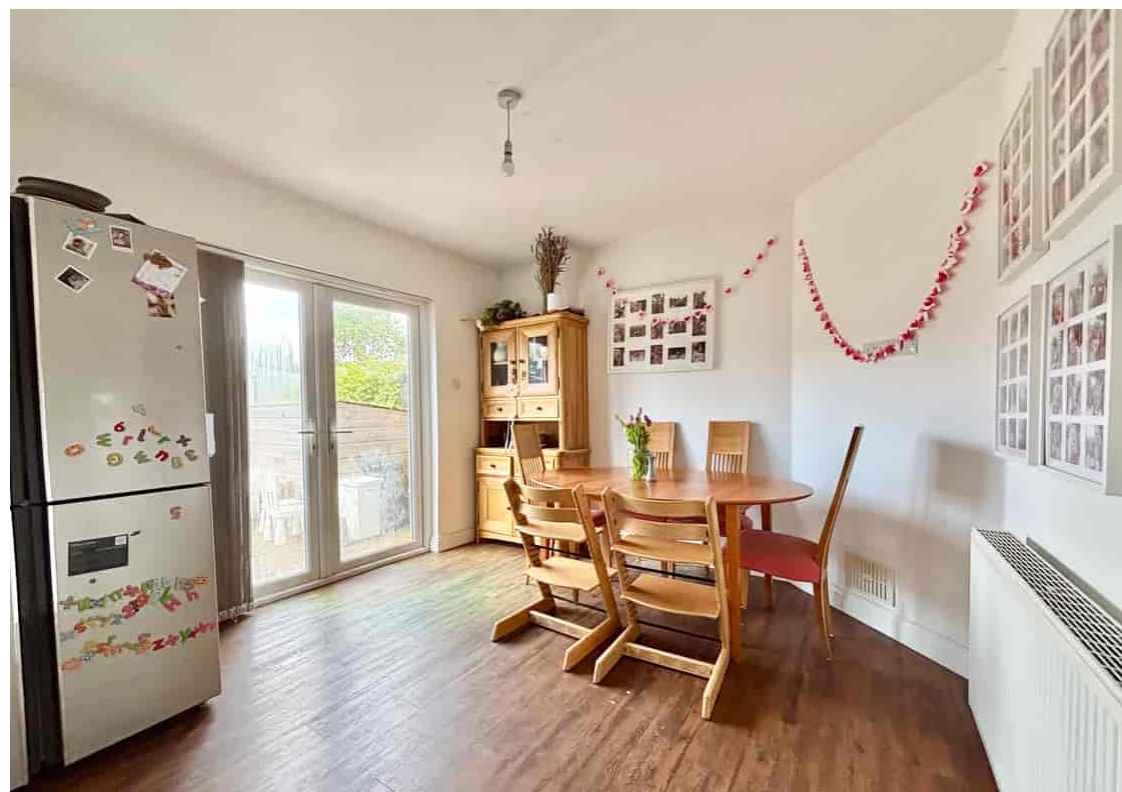




23 St James Avenue, Bexhill-on-Sea, East Sussex, TN40 2DW

Spacious Four Bedroom Detached Family Home In A Sought After Residential Position £429,950 - Freehold

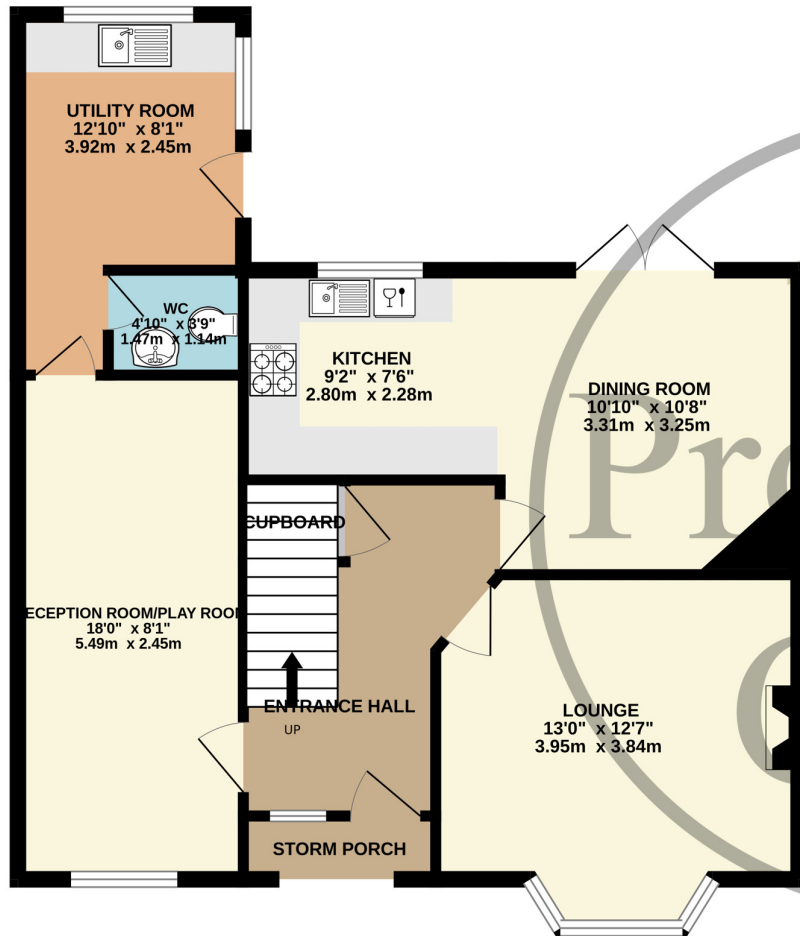




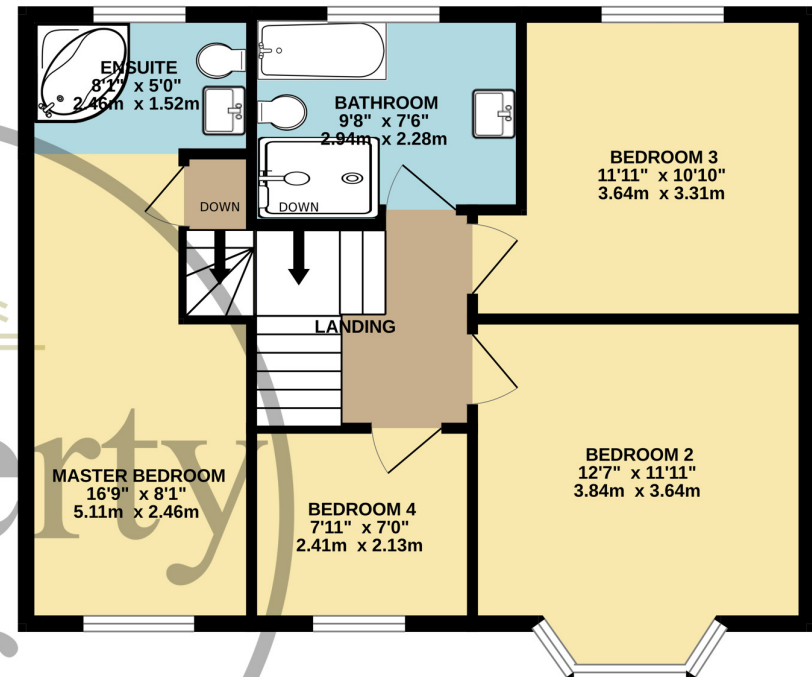
Property Cafe are delighted to present to the market this extremely spacious & well presented four bedroom, semi-detached family home for sale positioned in a sought after residential pocket of Bexhill. Accommodation and benefits include; A storm porch leading into an inner hallway offering storage space and access to most ground floor rooms; Spacious lounge with feature bay window and working log burner; Modern fitted kitchen/diner ideal for entertaining guests or for families with children, the kitchen offering ample cupboard & worktop space in addition to an integrated cooker and dishwasher as well as space for a freestanding fridge/freezer; An additional reception room/ play room in an extended portion of the house; An extremely generous utility room housing further white goods and sink; Ground floor WC. The 1st floor comprises of a master bedroom with en-suite bathroom including corner bath, wash basin & WC; Three further bedrooms, two of which are well proportioned doubles and the third being an excellent childrens room/ home office; Family bathroom consisting of double walk in shower cubicle, separate bath, wash basin & WC. Externally this house boasts a south-westerly facing private rear garden, off-road parking for several cars and a quiet cul-de-sac location. The property is offered for sale in good decorative order throughout in modern colour schemes, gas central heated, double glazed and with a stunnign homely feel. We recommend you view at your earliest convenience.



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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.

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Bedrooms: 4
Receptions: 3
Council Tax: Band D
Council Tax: Rate 2548.4
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central. Wood Burner.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.



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 in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, to excellent GP and dental surgeries, vibrant local pubs and restaurants, pharmacies & main post office. A number of these are only a short walk away in the Sidley area of Bexhill. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Four Bedroom Family Home For Sale
- Spacious Lounge With Log Burner
 - Modern Fitted Kitchen/Diner
 - Separate Utility Room
- Additional Reception Room/Play Room

- Master Bedroom With Ensuite Bathroom
- South-Westerly Facing Rear Garden
- Off-Road Parking For Several Cars
- Sought After Residential Cul-de-sac
- Viewing Highly Recommended.