



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

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32 Crowmere Avenue, Bexhill-on-Sea, East Sussex
£250,000 TN40 2BA
🚪 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

This end of terrace house is located in a quiet spot in the popular Chantry area, near Bexhill Old Town. The property boasts abundant character & charm with excellent further potential, being sold with no onward chain and accommodation including: An entrance hall opening into the living room with a feature fireplace and bay window. The fitted kitchen has matching wall and base units with an integrated oven & hob, space for appliances and a door to the rear garden. Additionally, there is a bathroom and bedroom on the ground floor. An exposed staircase in the living room leads to a dual aspect double bedroom with a fitted double wardrobe and there is a WC. Furthermore, the property is double glazed and has gas central heating. To appreciate the property and its potential in full, your earliest viewing comes highly recommended!

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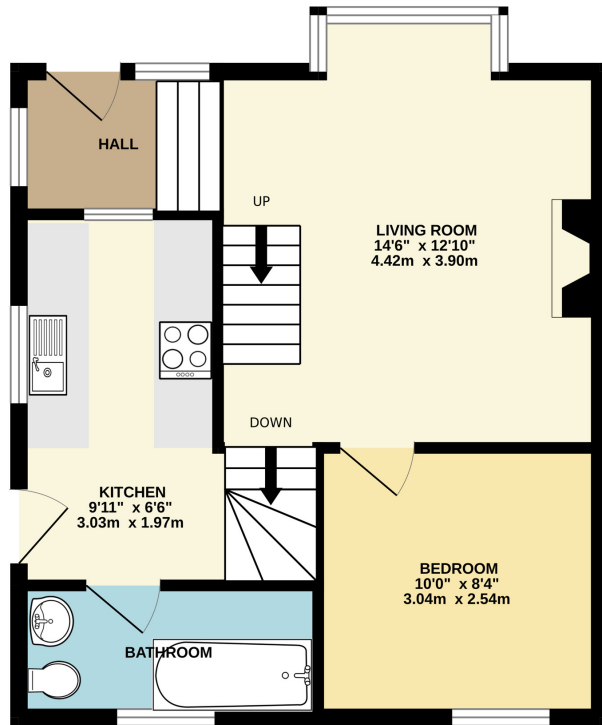
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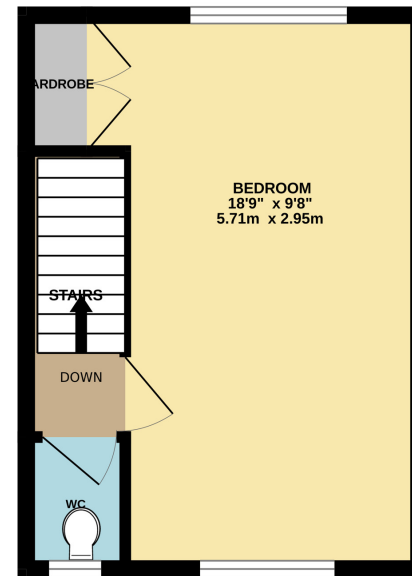
Key Features:

- End Of Terrace Cottage
- No Onward Chain
- Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Popular Chantry Location In Bexhill Old Town
- Abundant Character & Charm

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

The cottage is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School and Bexhill Old Town. Bexhill town centre, and the iconic seafront promenades are just under a mile away, together with the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

Exterior

The rear garden is predominately laid to lawn with well-established trees and shrubs. There is an outdoor water supply, garden shed and access to the front of the property.

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