



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

17 Eastwood Road, Bexhill-on-Sea, East Sussex TN39
£479,950 ^{3PR}
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

Under current ownership, this detached house has undergone extensive improvements, showcasing modern fixtures & fittings while having an abundance of charm!

Bexhill Downs, the iconic seafront promenade and Collington train station are just a short distance away, as are schools for all ages.

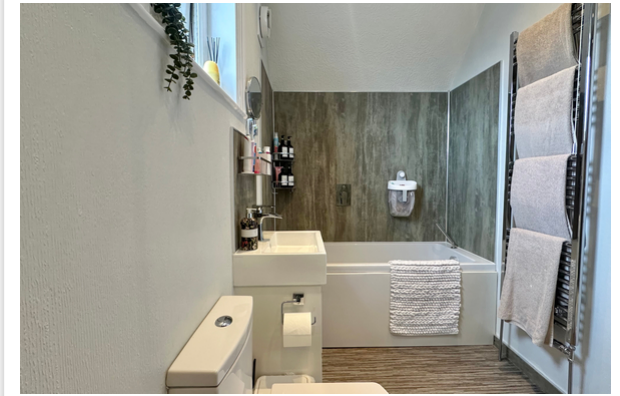
An enclosed entrance porch leads to the welcoming reception hall. A log burner is installed in the living room, which has a view of the rear garden. There are matching wall and base units and LVT flooring in the well-equipped modern fitted kitchen. Integrated appliances include an eye-level oven, a microwave, a gas hob, a dishwasher and space for a fridge/freezer. A walk-in pantry and fridge/freezer space are also included. The ground floor also features a large dining room, a utility room, and a cloakroom.

A modern four-piece bathroom suite can be found on the first floor, along with three good-sized bedrooms. There is access to the part-boarded, insulated loft, as well as a large eaves storage cupboard in bedroom one.

Furthermore, the house is double glazed, has gas central heating, and has a solar panel providing free hot water during the warmer months. To appreciate all this beautiful property has to offer in full, early viewing is highly recommended!

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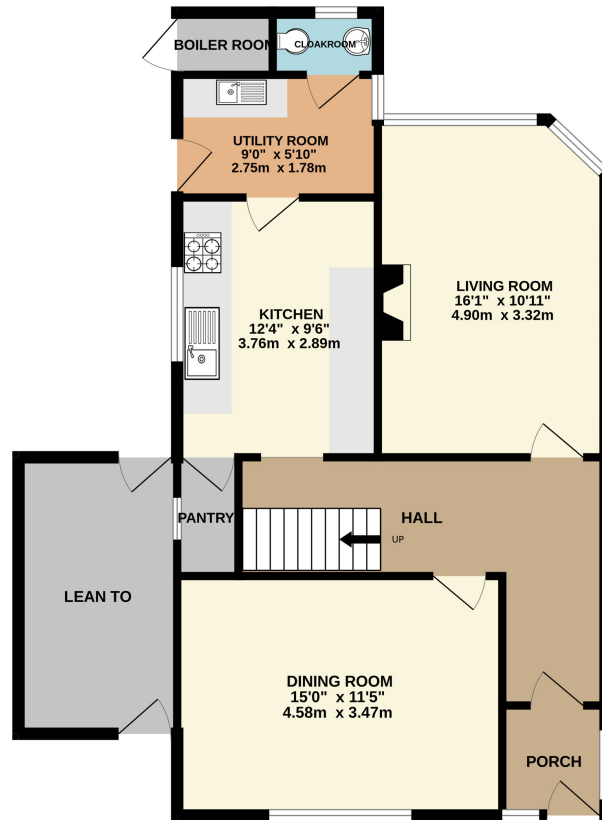


Key Features:

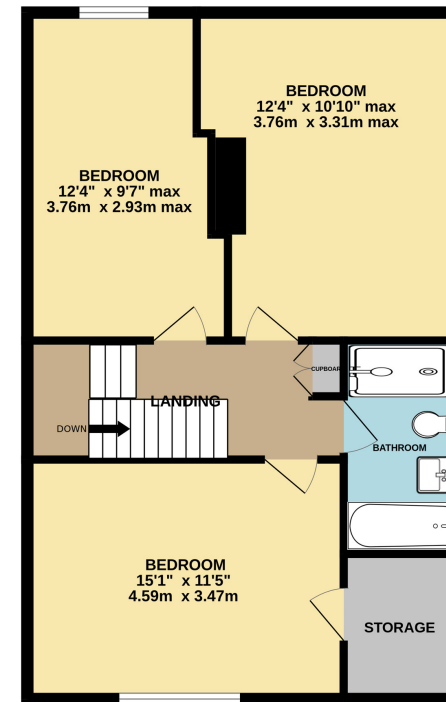
- Deceptively Spacious Detached House
- Two Reception Rooms
- Off Road Parking
- Utility Room & Cloakroom
- Three Double Bedrooms
- Modern Kitchen & Bathroom
- Attractive Rear Garden
- Popular Collington Location


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GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

Off-road parking for multiple vehicles is available at the front of the property. There is a useful large covered storage area to the side of the property with a power supply.

The rear garden is predominantly laid to lawn with a variety of well-established shrubs, trees and plantings. There are seating areas where you can enjoy alfresco dining, as well as a gazebo and a water and power supply. Gated access is available to the front of the property.

Location

Within a short walk of the property, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill town centre is just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.8 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Schools for all ages are also close by.

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