



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£440,000** Windmill Drive, Bexhill-on-Sea TN39 4DG  
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

A deceptively spacious and immaculately presented detached house is available for sale at Bexhill Estate. With views of Bexhill Old Town and sea glimpses from the first floor, this property enjoys an elevated position and accommodation to include: An enclosed porch opening into the inner hall. The dual-aspect lounge features an exposed brick fireplace and inset gas flame effect fire. A sizeable conservatory with views of the rear garden and fitted blinds is accessed via the dining area. A lobby from the conservatory leads to a cloakroom and an integrated garage. In addition, the ground floor has a modern fitted kitchen installed in 2022, offering a range of matching wall units and base units with composite work surfaces and feature under cabinet lighting. Integral appliances include a fridge/freezer, a double oven, an induction hob, 'Amtico' flooring and side access is available to the rear garden. A bespoke wood panelled staircase leads to the first floor where you will find two good-sized double bedrooms, a single bedroom and a modern four-piece bathroom suite. Far fetching views of Bexhill Old Town and sea glimpses can be enjoyed from the front facing bedrooms. Furthermore, the house benefits from a part boarded and insulated loft space, a 'Valliant' combination boiler installed in 2022, 'LVT' flooring in the reception rooms and entrance hall and full double glazing.



Windmill Drive, Bexhill-on-Sea, East Sussex,  
TN39 4DG

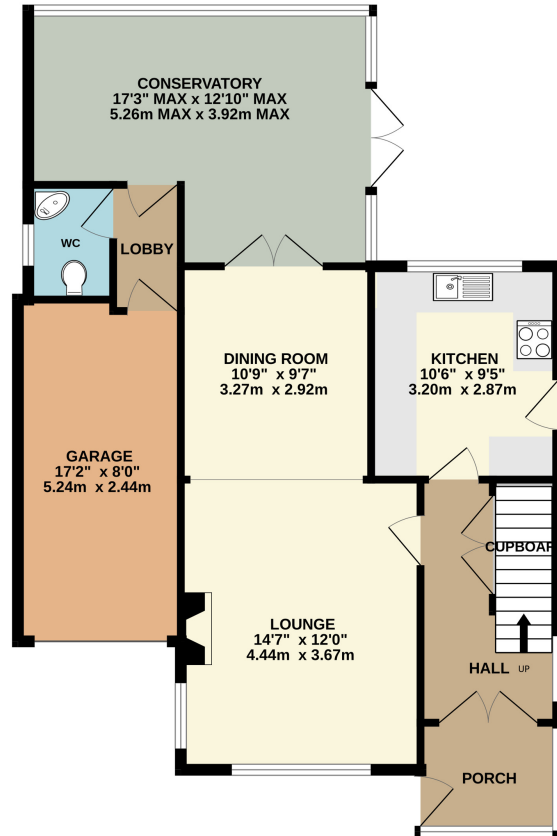
 3 Bedroom  1 Bathroom  2 Reception

### Key Features:

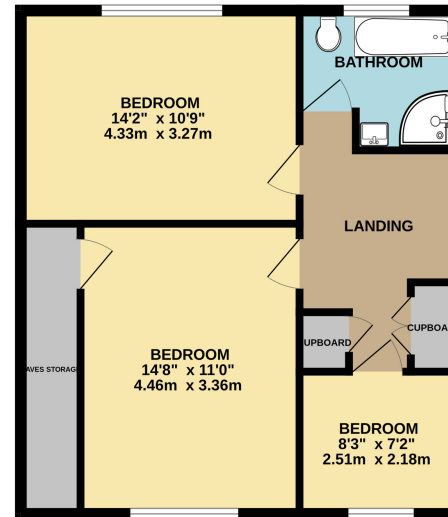
- Deceptively Spacious Detached House
- Modern Kitchen & Bathroom
- Elevated Position With Far Fetching Sea Views
- New Combination Boiler 2022
- Two Reception Rooms
- Three Bedrooms
- Gardens To Front & Rear
- Off Road Parking & Integral Garage

  
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GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 78        |
| (55-68)                                     | <b>D</b> | 63                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

### OUTSIDE -

To the front of the property, there is a low-maintenance garden with a block paved driveway providing off-road parking for a number of vehicles and well-established plantings. Access into the garage via newly installed electric roller door where you will find the boiler, power, light, space and power for a washing machine

The rear garden is predominantly laid to lawn with a variety of mature plantings and borders. Featuring a patio area ideal for alfresco dining, a garden shed, a water feature and outside power points.

### LOCATION -

Situated a short walk to Bexhill Downs, the property is located in a desirable neighbourhood just over 1 mile from Bexhill Town Centre. Little Common Village is also just over a mile away.

Within a short distance, you will find both Primary & Secondary Schools, as well as a well-regarded Nursery. Collington train station is just over a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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