



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£465,000** 40 Beacon Hill, Bexhill-on-Sea, East Sussex TN39 5DF  
4 Bedroom 2 Bathroom 2 Reception







## AT A GLANCE...

This well presented four bedroom detached house is being offered for sale with no onward chain, owner owned solar panels generating a healthy income through a feed-in tariff and a detached double garage. Situated in a highly desirable location within close proximity to local schools for all ages, this spacious property offers light and bright accommodation throughout comprising; Entrance hall leading through to the lounge with French doors leading directly into the south-east facing rear garden. The fitted kitchen/breakfast room has range of wall units, base units and an integrated eye-level oven & fridge/freezer, along with a separate utility room. In addition, there is a generous dining room and a cloakroom with W.C. On the first floor can be found the master bedroom with fitted wardrobes and an en-suite shower room. Three further bedrooms and a family bathroom complete the accommodation. Furthermore, the house offers excellent storage throughout, gas central heating, double glazing, off-road parking, a detached double garage with storage above and a good-sized south-east facing rear garden. An early inspection is highly recommended to fully appreciate all this exceptional property has to offer.

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### Key Features:

- Detached House
- Kitchen & Separate Utility Room
- Four Bedrooms
- No Onward Chain
- Two Reception Rooms
- Dining Room
- Two Bathrooms
- Double Garage & Off Road Parking







### Exterior

There is off-road parking at the front of the property, a small front garden together with a detached double garage.

The rear garden is predominantly laid to lawn, facing south-east. There is a patio area ideal for alfresco dining, mature trees, shrubs and a garden shed.

### Location

Situated in a small development to the North of Bexhill, being close to local shops and amenities, as well as just a short drive to the village of Ninfield with its popular primary school. The historic town of Battle is just a 10 minute drive away, as is the wonderful seafront and beach in Bexhill, along with the vast array of restaurants and independent shops.

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