



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£535,000 5 Constable Way, Bexhill-on-Sea TN40 2UH
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This deceptively spacious detached house occupies a corner plot in a popular location close to schools for all ages. The house is immaculately presented and offers a wealth of natural light with accommodation including; A dual aspect lounge with sliding doors into the conservatory. The fitted kitchen features matching wall and base units with an integrated double oven, hob and space for appliances. The ground floor also includes a study, cloakroom, and utility room that leads to a large lean-to at the side of the property. On the first floor you will find a master bedroom with an en-suite shower room, three further bedrooms and a newly installed family bathroom. Furthermore, the property benefits from a large part boarded, fully insulated loft, gas central heating, double glazing and fitted solar panels on a feed in tariff. This generates approx £2600 per annum back to the owner.

5 Constable Way, Bexhill-on-Sea, East Sussex, TN40 2UH

 4 Bedroom  2 Bathroom  2 Reception

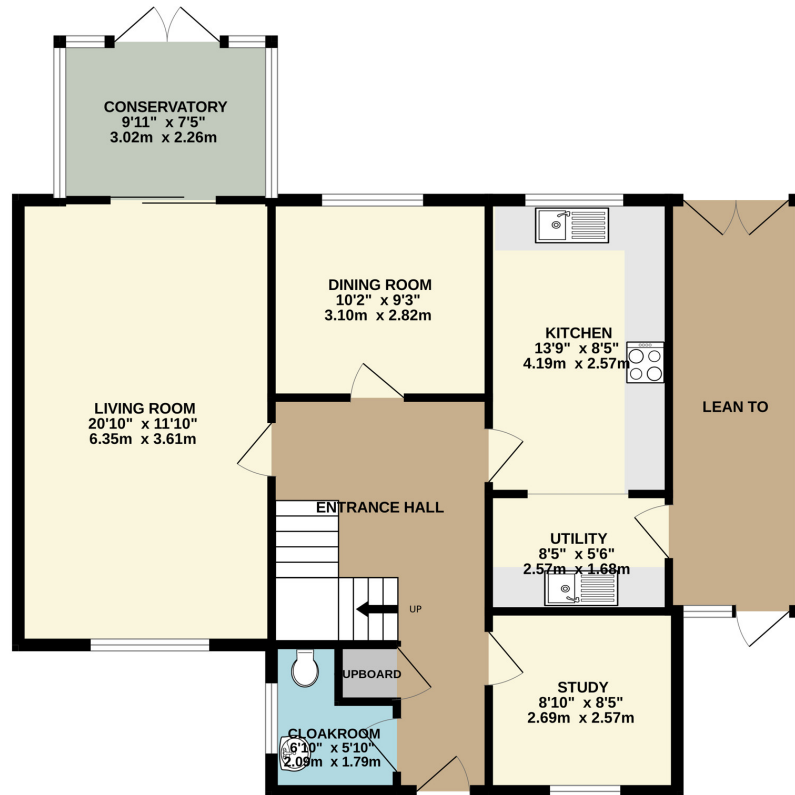


Key Features:

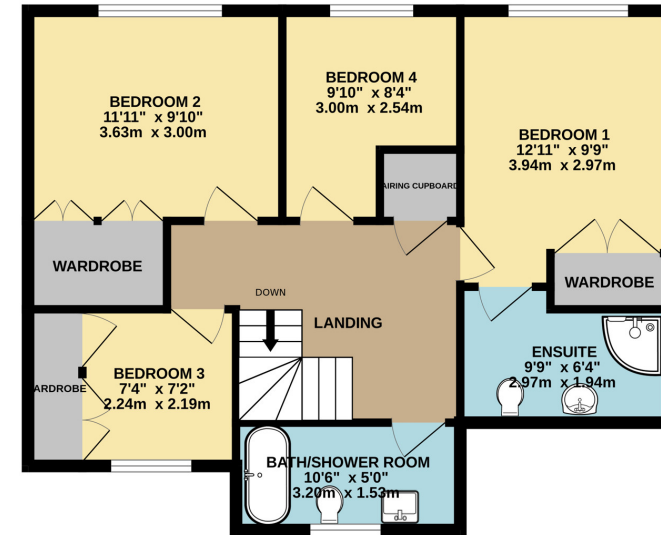
- Generously Sized Detached House
- Fitted Kitchen With Separate Utility Room
- Off Road Parking & Detached Double Garage
- Two Bathrooms
- Solar Panels With Feed In Tariff
- Two Reception Rooms & Conservatory
- South-Facing Rear Garden
- Four Bedrooms
- Home Office/Study


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GROUND FLOOR



1ST FLOOR



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	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is off-road parking at the front of the property, together with access into the detached double garage via an electric up & over door. The garage benefits from power & light and has a door leading to a potting shed at the rear.

The rear garden is predominantly laid to lawn and south-facing. You will seating areas ideal for alfresco dining, mature trees, shrubs and plantings.

Location

The property is located in a popular location in Bexhill. Close by you will find Ravenside retail park and well-regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College also rated as outstanding. Bexhill mainline railway station is just under a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The iconic seafront promenades and the town centre are also under a mile away.

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