



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£345,000** 29 St James Avenue, Bexhill-on-Sea TN40 2DW  
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



## AT A GLANCE...

This charming semi-detached house is tucked away in a quiet cul-de-sac, boasting a sunny south-facing rear garden and no onward chain. The property is ideally situated close to schools for all ages and just over a mile from the town centre and the iconic seafront promenade.

An enclosed entrance porch opens into the welcoming hallway, leading into the living room, which features a charming bay window and fireplace. The living room flows seamlessly into the dining area, which in turn opens through sliding doors into a spacious conservatory, providing lovely views over the rear garden. The ground floor also includes a fitted kitchen with a utility area and a convenient WC.

On the first floor, there are two generously sized double bedrooms with fitted wardrobes, along with a family bathroom. The home benefits from double glazing and gas central heating throughout, ensuring comfort all year round. To appreciate all it has to offer, an early viewing is highly recommended.



### Key Features:

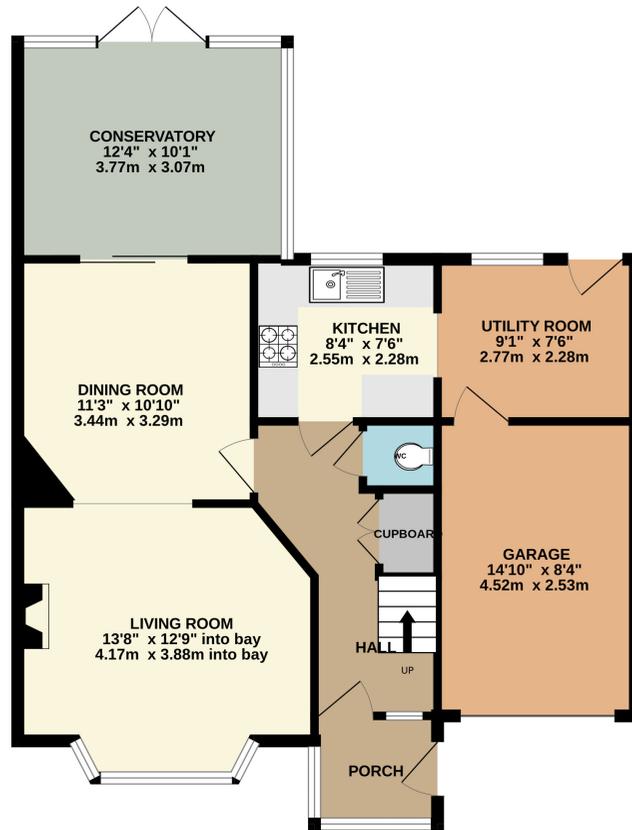
- Semi-Detached House
- Two Reception Rooms & Conservatory
- South-Facing Garden
- Quiet Cul De Sac Location
- Three Bedrooms
- Kitchen & Utility Room
- Off Road Parking & Garage
- No Onward Chain

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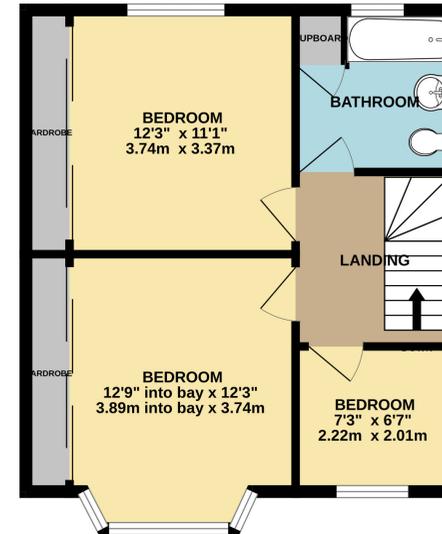
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GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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>		
(55-68)	<b>D</b>	62	72
(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	

### Exterior

There is small low-maintenance garden and off-road parking at the front of the property, together with access into the garage via an up & over door. The rear garden is south-facing and predominantly laid to lawn with a garden shed.

### Location

The property is located in the popular residential area of Bexhill and within walking distance of Schools for all ages, along with Bexhill 6th form college, currently rated as outstanding in its most recent Ofsted report.. Bexhill town centre and iconic seafront promenades are just over a mile away, the mainline train station is just 1 mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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