



49 Hornbeam Avenue, Bexhill-on-Sea,
East Sussex TN39 5JQ



PROPERTY DESCRIPTION

A very well presented and immaculate three bedroom detached house situated in this sought after modern development which is within easy reach of local schools. The property is also close by the open green space. The accommodation comprises; entrance hall, ground floor cloakroom/WC with utility space, bright south facing lounge with archway through to the dining room, fitted kitchen, three bedrooms with the master having an en-suite shower room and recently installed high quality built-in wardrobes and family bathroom. Outside there is off road parking, detached garage and low maintenance gardens. EPC - C

FEATURES

- Beautifully Presented Three Bedroom Detached House
- South Facing Lounge
- Archway Through To The Dining Room Which Has French Doors Leading To The Garden
- Off Road Parking & Garage
- Modern Home Constructed Around 2006
- Ground Floor Cloakroom/WC With Plumbing For Washing Machine
- Upgraded Family Bathroom
- Low Maintenance Rear Garden
- Close To Community Green Space Area
- Master Bedroom With En-Suite & High Quality Built-In Wardrobes
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via recently replaced UPVC front door with double glazed patterned inserts, double glazed patterned full height window, ceiling coving, useful under-stairs cupboard housing fuse box, stairs rising to the first floor, radiator.

Cloakroom/WC

Double glazed circular patterned window to the front, low level WC, wash hand basin with mixer tap and cupboard under, space for washing machine and tumble dryer, radiator.

Lounge

15' 6" x 10' 4" (4.72m x 3.15m) A bright south facing room with double glazed window to the front, ceiling coving, telephone point, television point, archway through to dining room.

Dining Room

10' 0" x 8' 3" (3.05m x 2.51m) Recently replaced double glazed French doors to the rear leading to the garden, ceiling coving, radiator.

Kitchen

9' 11" x 8' 9" (3.02m x 2.67m) Double glazed window with outlook over the garden, recently replaced double glazed UPVC door to the side leading to the driveway, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for tall fridge/freezer and dishwasher, built-in and recently replaced electric oven, wall mounted gas fired boiler.

First Floor Landing

Access to loft space via hatch, double glazed window to the side.

Master Bedroom

12' 5" x 8' 11" (3.78m x 2.72m) A bright south facing room with double glazed window to the front, radiator, a range of high-quality fitted wardrobes with shelving and hanging space.

En-Suite Shower Room

Double glazed patterned window to the side, a modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and cupboard under, radiator.

Bedroom Two

10' 10" max x 9' 9" max (3.30m max x 2.97m max) Double glazed window to the rear, radiator.

Bedroom Three (Currently Arranged As An Office)

10' 3" x 6' 11" (3.12m x 2.11m) Double glazed window to the rear, spotlights, multiple power points, radiator.

Bathroom

Double glazed patterned window to the front, a modern and updated three piece suite comprising; panelled bath with mixer tap, folding screen, handheld shower attachment and further shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, chrome heated towel rail, vanity cupboards, airing cupboard housing water cylinder and shelving.

Garage

16' 8" x 8' 2" (5.08m x 2.49m) Accessed via up and over door.

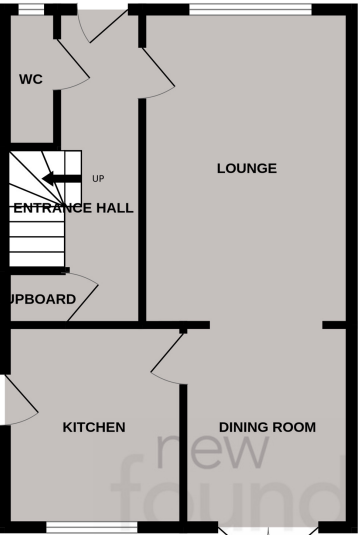
Outside

To the front of the property there is a small and well planted area of garden, driveway providing off road parking and leading to the garage and gated side access.

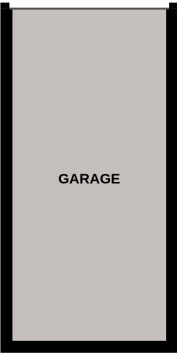
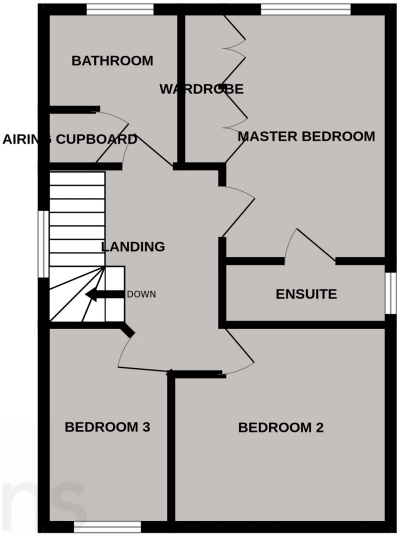
Adjacent to the rear of the property there is a patio area, two large areas of well planted shrubs and bushes, outside power point, the remainder of the garden is laid to lawn.

FLOORPLAN

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	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	74
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

