



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£325,000 12 Silva Close, Bexhill-on-Sea, East Sussex TN40 2SY
2 Bedroom 1 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

This immaculate bungalow features deceptively spacious modern accommodation with an abundance of natural light. The property is situated in a quiet cul-de-sac close to Ravenside retail park and bus routes, and offers accommodation including; An enclosed entrance porch opening into the hall. With matching wall and base units, solid oak work surfaces, and integrated appliances, this kitchen/diner boasts a modern, functional design. In the kitchen, you will find space for a dining table and chairs, as well as access to the rear garden. A feature fireplace and elevated views are featured in the living room. There are two good-sized bedrooms with built-in wardrobes in the bungalow, along with a modern shower room. A gas central heating system and double glazing are also included in the bungalow. It is highly recommended that you schedule your earliest viewing in order to fully appreciate the property and its location.

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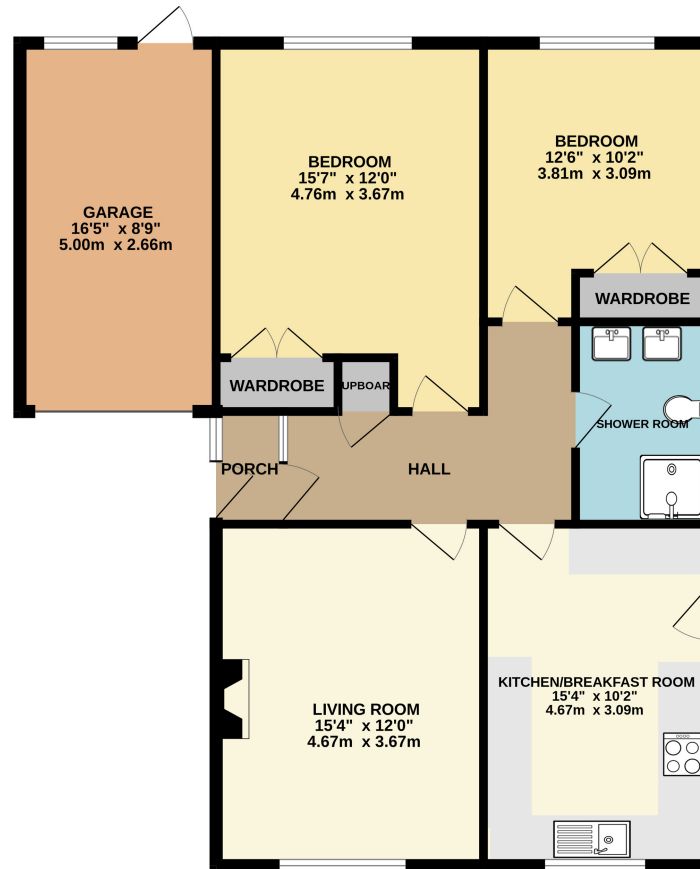


Key Features:

- Immaculate Detached Bungalow
- Modern Kitchen/Diner
- Quiet Cul- De- Sac Location
- Two Double Bedrooms
- Off Road Parking & Garage
- Well-Kept Gardens


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GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The front of the property has extensive off-road parking, a low-maintenance garden and access into the garage that benefits from both power & light. The rear garden is predominately laid to lawn with an area of artificial lawn ideal for alfresco dining. There is an outdoor water supply, a gate to the front of the property and rear access to the garage.

Location

The property is situated within close proximity to bus routes into Bexhill, Hastings and Eastbourne. Ravenside retail park and the beach at Glyne Gap are just 0.7 miles away and Bexhill seafront and the iconic De La Warr Pavilion are just 1.7 miles away. You will find a local convenience store, a doctor's surgery, pharmacy, primary schools, secondary schools and Bexhill College a short distance away.

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