



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£335,000

63 College Road, Bexhill-on-Sea TN40 1TN

2 Bedroom

2 Bathroom

1 Reception



# AT A GLANCE...

This deceptively spacious bungalow is ideally situated just under 300 yards from Ravenside Retail Park and benefits from no onward chain.

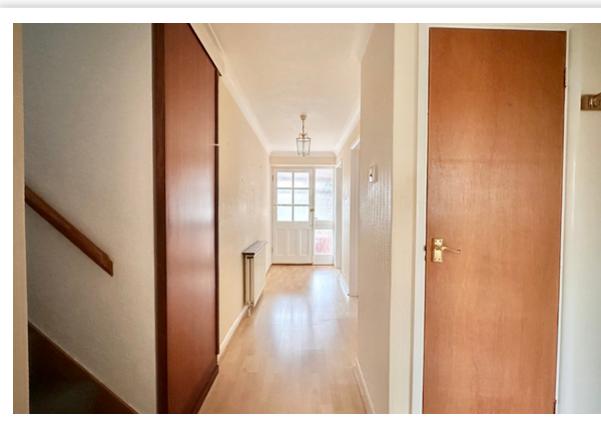
Offering versatile accommodation and neutral décor throughout, the property features a well-established rear garden and thoughtfully arranged living spaces. An enclosed entrance porch opens into the inner hallway, leading to a generously sized lounge with a feature fireplace, bay window, and ample space for both living and dining furniture. The fitted kitchen comprises matching wall and base units, an integrated fridge/freezer, space for additional appliances, and a door providing side access to the property.

To the rear, there are two double bedrooms and a shower room. One bedroom includes fitted furniture, while the other has sliding doors opening into the conservatory, offering attractive views of the rear garden.

From the hallway, a staircase leads to a hobby room with extensive eaves storage and an additional shower room. Please note that the loft conversion does not have building regulations approval. Additional benefits include gas central heating and double glazing throughout. To fully appreciate all that this charming bungalow has to offer, an early viewing is highly recommended!

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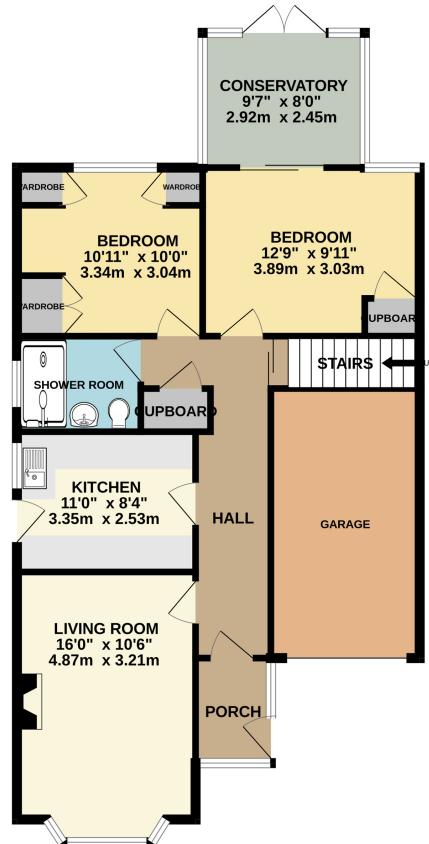
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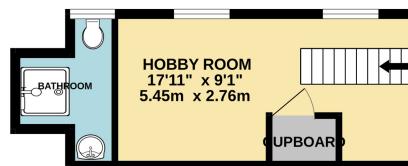
## Key Features:

- Deceptively Spacious Bungalow
- Well-Established Gardens
- Under 300 Yards To Ravenside Retail Park
- Generously Sized Living Room
- No Onward Chain
- Off Road Parking & Garage
- Two Bedrooms
- Double Glazing & Gas Central Heating

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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 fixtures 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.



### Exterior

At the front of the property, there is a low-maintenance garden and off-road parking, with access to the garage via an up-and-over door. The rear garden has been beautifully maintained and features a garden shed, an external water supply, gated access to the front of the property, and a variety of mature plants, offering an inviting outdoor space.

### Location

The property is situated in a popular area of Bexhill, conveniently on a bus route and just under a 300-yard walk from Ravenside Retail Park. Nearby, you will find the iconic seafront promenades, the town centre with its well-regarded restaurants, and the De La Warr Pavilion. Bexhill mainline railway station is just 0.9 miles away, offering regular direct services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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