



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£635,000 Newlands Avenue, Bexhill-on-Sea TN39 4HA
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This exceptional detached chalet bungalow, situated adjacent to Bexhill Downs, offers generously proportioned accommodation arranged over two floors, complemented by an impressive south-facing rear garden. The property successfully blends character and charm with modern fixtures and fittings, creating a comfortable yet stylish home.

The well-planned accommodation comprises an impressive modern fitted kitchen/diner featuring a bay window, matching wall and base units and a range of integrated appliances, including a dishwasher, oven, halogen hob and microwave, with additional space for further appliances. To the rear is a substantial dual-aspect lounge with a feature fireplace and double doors opening directly onto the rear garden. The ground floor further benefits from a double bedroom, a cloakroom and the master bedroom with an en-suite shower room.

To the first floor are two additional large double bedrooms and a four-piece family bathroom. Externally, the property enjoys a stunning south-facing rear garden, along with double glazing, gas central heating, off-road parking and a garage.

To appreciate all the property has to offer in full, your early viewing is highly recommended!

22 Newlands Avenue, Bexhill-on-Sea, East Sussex, TN39 4HA

 4 Bedroom  2 Bathroom  2 Reception

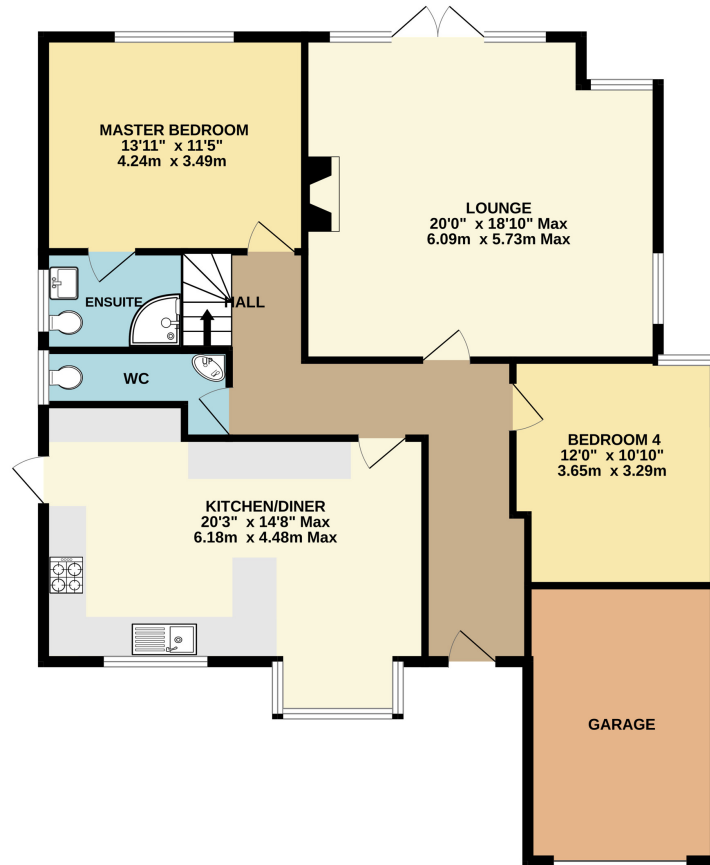


Key Features:

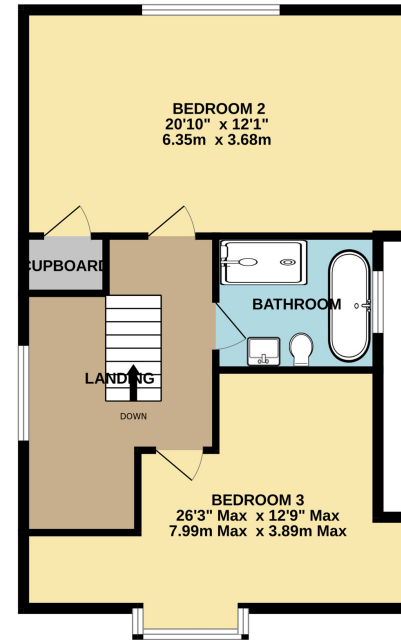
- Deceptively Spacious Detached Chalet Bungalow
- Four Double Bedrooms
- Stunning South-Facing Rear garden
- Off Road Parking & Garage
- Adjacent To Bexhill Downs
- Well-Regarded Location Off Of Bexhill Downs
- Modern Fitted Kitchen & Bathrooms
- Two Modern Bathrooms
- Close To Local Schools


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GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



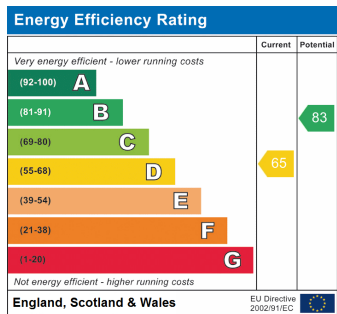
1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.9 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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OUTSIDE -

The property benefits from well-maintained gardens to both the front and rear. To the front is an area of lawn alongside a block-paved driveway providing off-road parking and access to the garage via an up-and-over door.

The beautiful south-facing rear garden is predominantly laid to lawn and is beautifully stocked with a variety of mature shrubs and established planting. The garden also features several seating areas ideal for alfresco dining, along with an attractive ornamental fish pond, creating a peaceful and private outdoor space.

LOCATION -

Situated in a peaceful setting adjacent to Bexhill Downs, the property is conveniently close to local schools and amenities. Bexhill Town Centre and the seafront promenades are less than a mile away, while Bexhill mainline railway station is approximately 1.1 miles distant, offering regular direct services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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4 Bedroom 2 Bathroom 2 Reception

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