




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!



Key Features:

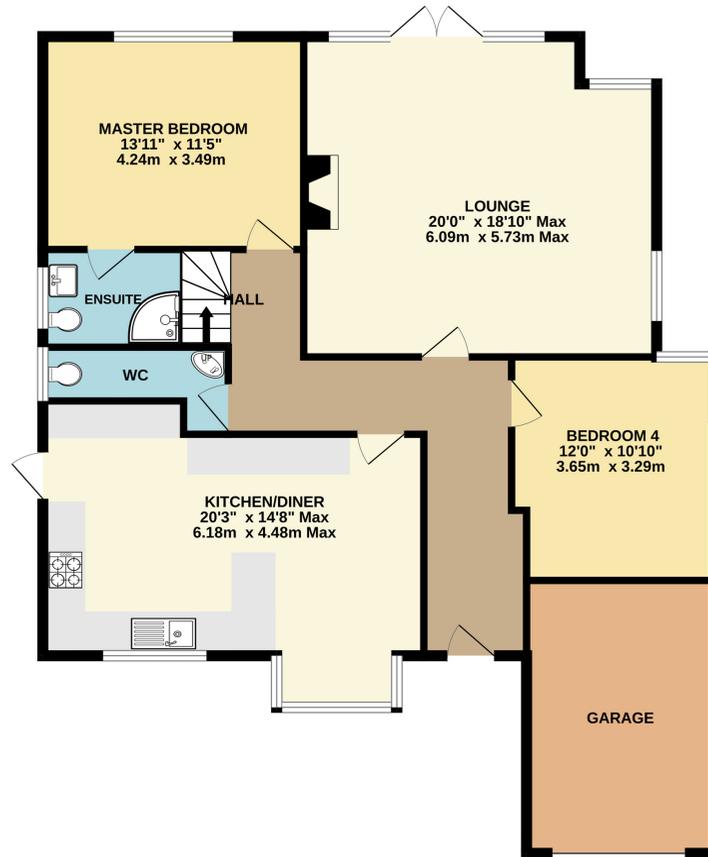
- Deceptively Spacious Detached Chalet Bungalow
- Four Double Bedrooms
- Stunning South-Facing Rear garden
- Off Road Parking & Garage
- Adjacent To Bexhill Downs
- Well-Regarded Location Off Of Bexhill Downs
- Modern Fitted Kitchen & Bathrooms
- Two Modern Bathrooms
- Close To Local Schools

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

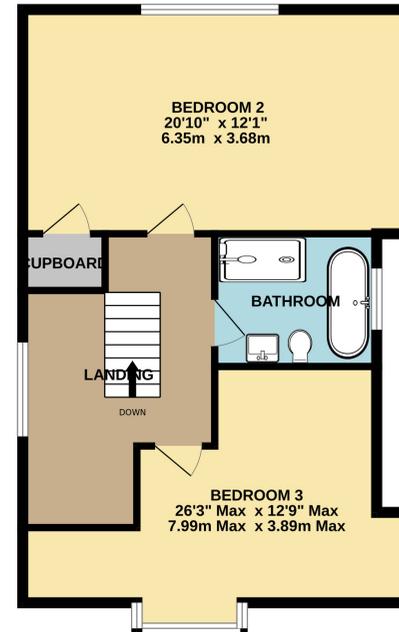
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GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



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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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			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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