



31 Pages Lane, Bexhill-on-Sea, East Sussex, TN39 3RD

A Spacious Three Bed Detached Family Home With Excellent Scope & Potential (NO CHAIN) £499,950





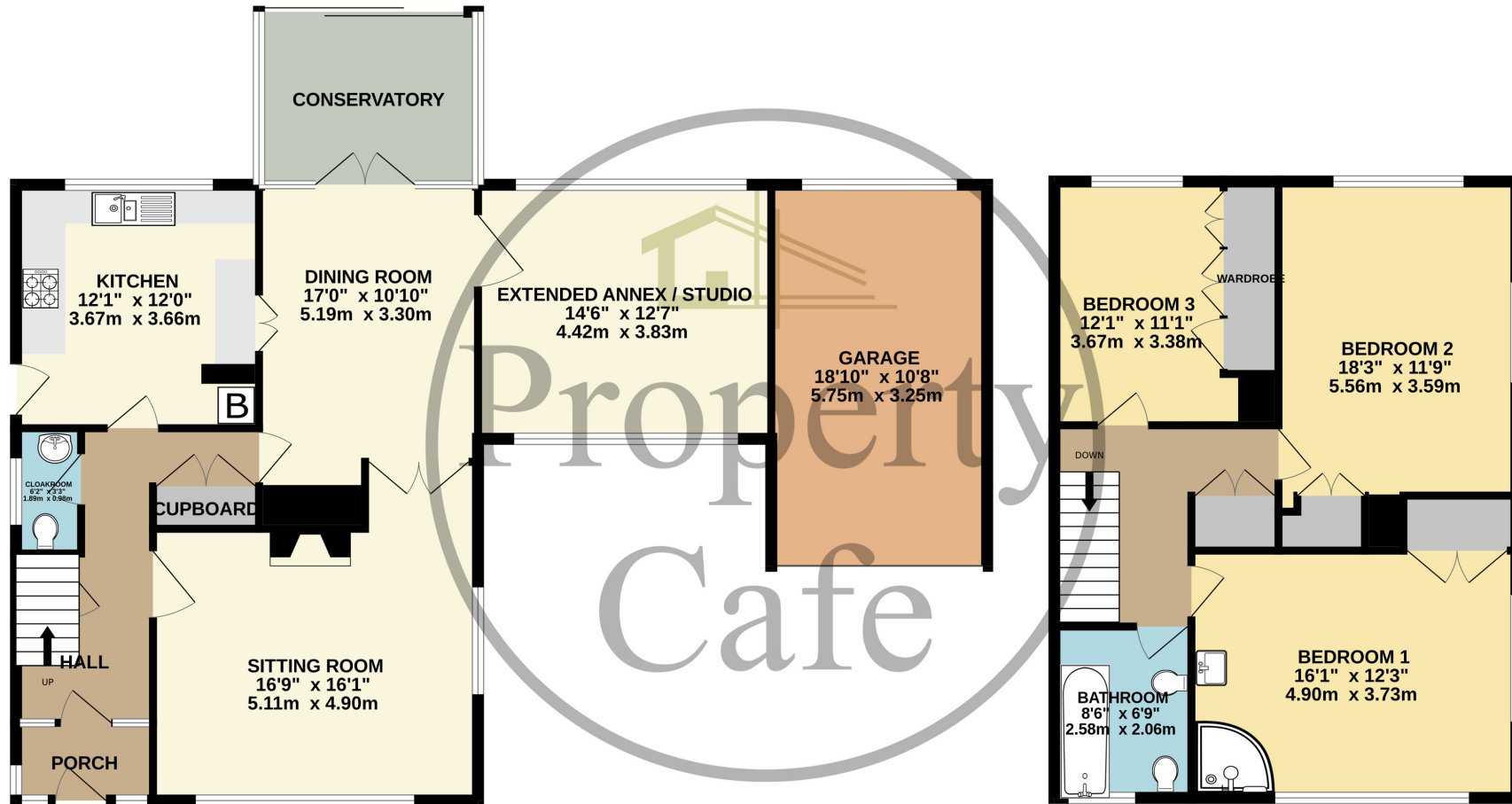
Property Cafe are delighted to present to the market this rare opportunity, to purchase a well proportioned detached family home with additional annex and excellent potential to improve. Accommodation and benefits include; An enclosed entrance porch leading to good size inner hallway with ample storage; Spacious dual aspect west facing lounge; Separate dining room; Basic fitted kitchen overlooking the rear garden; Sunny conservatory; Ground floor cloakroom WC and an extended annex/studio room. Upstairs comprises of; A landing area accessing all 1st floor rooms and additional storage; Three well proportioned double bedrooms all offering built in wardrobe space and the master benefitting from an en-suite shower & wash basin; Original family bathroom consisting of bath with overhead shower attachment, wash basin & WC. Externally this family home boasts an extra wide plot allowing for excellent scope & potential to improve and extend subject to planning, a substantial rear garden with a woodland backdrop, off-road parking and single garage. The property is offered for sale with no onward chain and we recommend you view at your earliest convenience.

The property is situated in a highly sought after West Bexhill/Collington location, within easy access of both Bexhill Town Centre & Little Common village in addition to walking distance to Bexhill's stunning promenade and beach. The new 'link' road is very close by which of course dramatically reduces the travel time to the Conquest Hospital and access to the main A21 road to London. As you may note the property is within easy walking distance to Collington train station that offers a regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity. For any additional details about the general area or the facilities available please call our Bexhill Sales team for additional information on 01424 224488.



GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.

1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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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Requiring Refurbishment : A Substantial Detached Family Home Offering Excellent Scope & Potential * Three Very Spacious Bedrooms * Two Receptions Plus Extended Annex Room * Basic Kitchen With Scope & Potential * Single Garage & Driveway * Substantial Garden With Woodland Backdrop * Basic 1st Floor Family Bathroom * Ground Floor Cloak Room W.C * Conservatory Overlooking Rear Garden * Highly Sought After West Bexhill Location * **Sold With No Onward Chain!** * **Excellent Potential To Develop & Extend** * Call Our Bexhill Office 01424 224488.





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