



12 Magdalen Road, Bexhill-on-Sea, East Sussex, TN40 1SB

Characterful House With Period Features & In Need Of Refurbishment £450,000 - Freehold

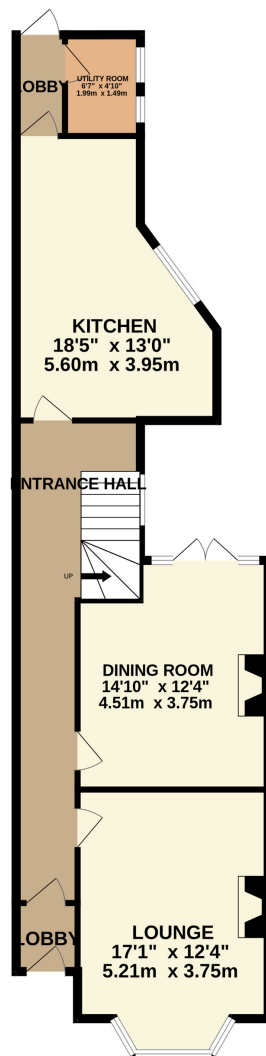




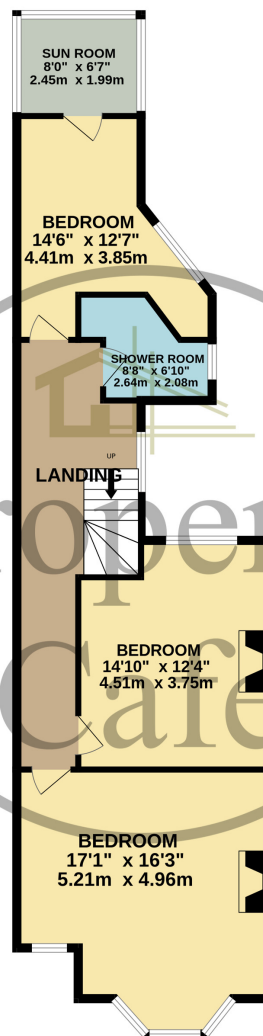
Property Cafe are delighted to present to the market this unique opportunity to acquire this characterful period, six bedroom town house spanning over three floors in a sought after town centre position. Accommodation and benefits include; An entrance lobby & vast hallway; Spacious lounge with feature bay window & fireplace; Separate dining room offering doors to the garden; Generous sized kitchen with ample cupboard & worktop space; Separate utility room. The 1st floor comprises of three large double bedrooms; Shower room; Additional south facing sun room with pleasant views. the top floor consists of a further three double bedrooms equalling six in total; family bathroom and access to a large loft space. Externally the property boasts a private, south facing rear garden. This house is offered for sale with lots of scope and potential to improve although still benefitting from lots of period features including bay windows, fireplaces, ceiling roses and intricate coving. This could either be a fantastic family home as has been it's current use for several decades or a unique investment opportunity. We recommend you view at your earliest convenience.



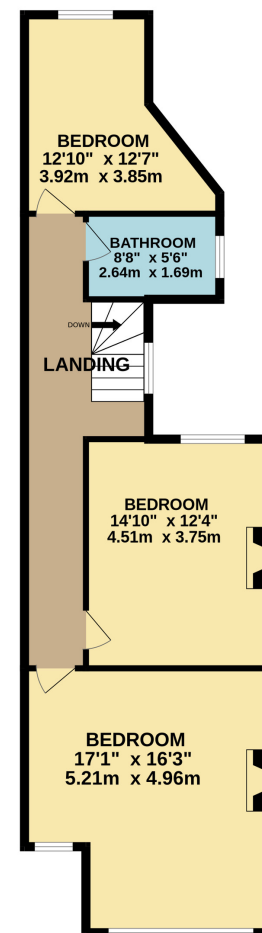
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



2ND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 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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Bedrooms: 6
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: On Street. Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (54)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

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



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade, Bexhill old town, Manor barn and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & main post office. There are regular bus stops close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Substantial Characterful House For Sale
 - Six Spacious Double Bedrooms
 - Separate Utility Room
 - South Facing Rear Garden
 - Scope & Potential To Improve
- Period Features & Character
 - Investment opportunity
 - Gas Central Heated
- Sought After Town Centre Location
- Viewing Highly Recommended