



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£430,000 40 Beacon Hill, Bexhill-on-Sea, East Sussex TN39 5DF
Offers in excess of 4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

This well presented four bedroom detached house is being offered for sale with no onward chain, owner owned solar panels generating a healthy income through a feed-in tariff with battery storage and a detached double garage. Situated in a highly desirable location within close proximity to local schools for all ages, this spacious property offers light and bright accommodation throughout comprising; Entrance hall leading through to the lounge with French doors leading directly into the south-east facing rear garden. The fitted kitchen/breakfast room has range of wall units, base units and an integrated eye-level oven & fridge/freezer, along with a separate utility room. In addition, there is a generous dining room and a cloakroom with W.C. On the first floor can be found the master bedroom with fitted wardrobes and an en-suite shower room. Three further bedrooms and a family bathroom complete the accommodation. Furthermore, the house offers excellent storage throughout, gas central heating, double glazing, off-road parking, a detached double garage with storage above and a good-sized south-east facing rear garden. An early inspection is highly recommended to fully appreciate all this exceptional property has to offer.

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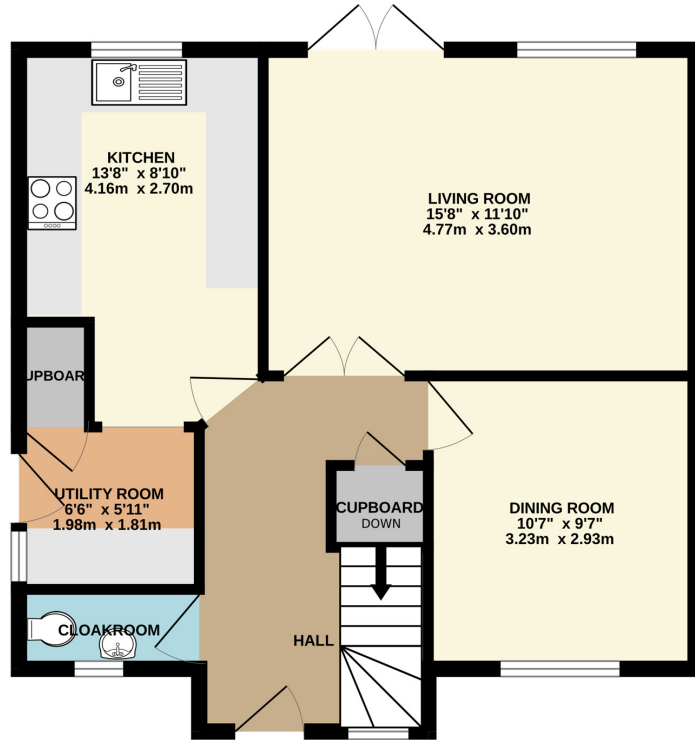
 4 Bedroom  2 Bathroom  2 Reception



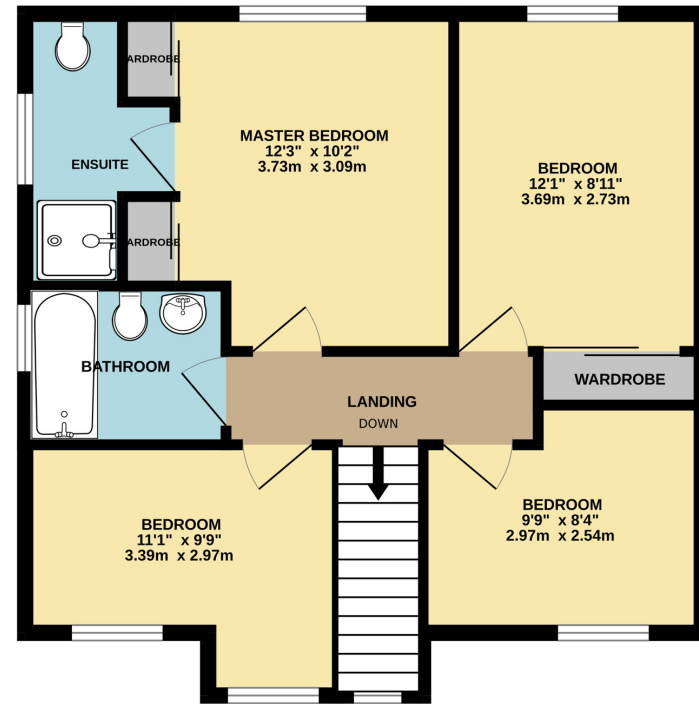
Key Features:

- Detached House
- Kitchen & Separate Utility Room
- Four Bedrooms
- No Onward Chain
- Two Reception Rooms
- Dining Room
- Two Bathrooms
- Double Garage & Off Road Parking

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

There is off-road parking at the front of the property, a small front garden together with a detached double garage.

The rear garden is predominantly laid to lawn, facing south-east. There is a patio area ideal for alfresco dining, mature trees, shrubs and a garden shed.

Location

Situated in a small development to the North of Bexhill, being close to local shops and amenities, as well as just a short drive to the village of Ninfield with it's popular primary school. The historic town of Battle is just a 10 minute drive away, as is the wonderful seafront and beach in Bexhill, along with the vast array of restaurants and independent shops.

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4 Bedroom 2 Bathroom 2 Reception


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