




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£625,000 Newlands Avenue, Bexhill-on-Sea TN39 4HA
🛏️ 4 Bedroom 🚿 3 Bathroom 🪑 1 Reception



AT A GLANCE...

An exceptional detached chalet bungalow adjacent to Bexhill Downs is available for sale through Bexhill Estates. Accommodation is set over two floors and the property combines a wealth of character and charm with modern fixtures and fittings. Offering well-proportioned rooms throughout, accommodation in brief comprises an impressive modern fitted kitchen/diner with a feature bay window and matching wall and base units. The kitchen contains integrated appliances, including a dishwasher, an oven, a halogen hob, a microwave oven, and there is also space for additional appliances. To the rear of the property is a substantial dual-aspect lounge with a feature fireplace and double doors opening to the rear garden. Additionally, the ground floor has a double bedroom, a cloakroom, and a master bedroom with an en-suite shower. On the first floor, there are two further large double bedrooms and a four-piece bathroom suite. Furthermore, the property benefits from a stunning south-facing rear garden, double glazing, gas central heating, a off-road parking and a garage!



Key Features:

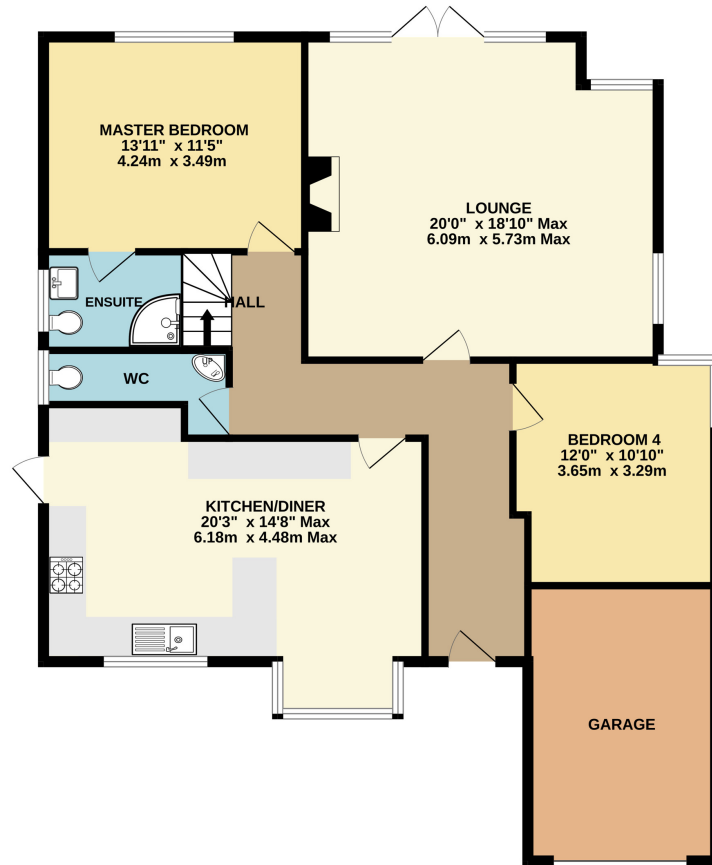
- Deceptively Spacious Detached Chalet Bungalow
- Four Double Bedrooms
- Stunning South-Facing Rear garden
- Off Road Parking & Garage
- Adjacent To Bexhill Downs
- Well-Regarded Location Off Of Bexhill Downs
- Modern Fitted Kitchen & Bathrooms
- Two Modern Bathrooms
- Close To Local Schools
- Double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

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

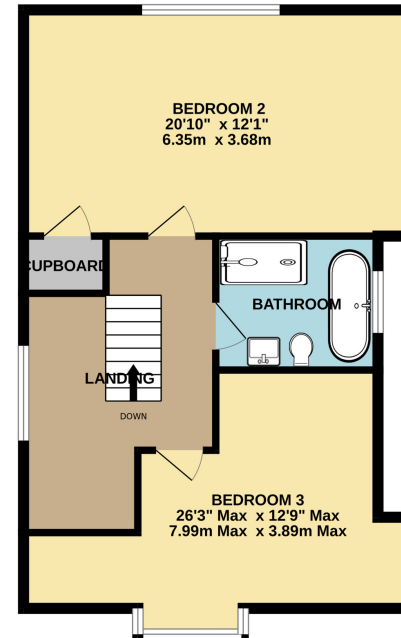
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GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



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.



OUTSIDE -

The property has well-maintained gardens to both the front and rear. The front of the property has an area of lawn and a block-paved driveway with access into the garage via an up & over door.

The stunning rear garden is predominantly laid to lawn and south-facing. Well-stocked with a variety of mature shrubs and plantings, as well as seating areas ideal for alfresco dining and an ornamental fish pond.

LOCATION -

The property is situated in a quiet Cul-De-Sac location within close proximity to local Schools & amenities. Bexhill Town Centre & seafront promenades are just under a mile away and Bexhill mainline railway station is just 1.1 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		65	83
EU Directive 2002/91/EC			

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