



207 De la Warr Road, Bexhill-on-Sea, East Sussex, TN40 2JY
Substantial Tudor Style Detached House With Potential To Improve £350,000 - Freehold

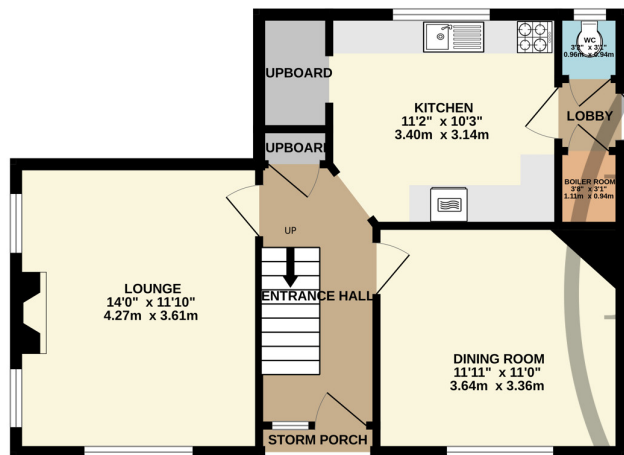




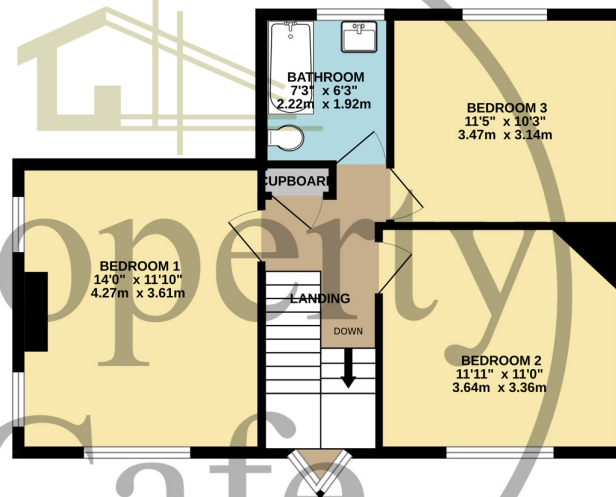
Property Cafe are delighted to present to the market this spacious three bedroom, detached family home for sale positioned in an extremely sought after position with excellent transport links, shops & amenities. Accommodation and benefits include; An entrance hall with ample storage and giving access to all main ground floor rooms; Dual aspect lounge with feature fire place; Separate dining room; Fitted kitchen offering plenty of cupboard & worktop space in addition to an integrated oven, microwave & hob as well as a large larder cupboard; Ground floor WC & boiler cupboard; Upstairs comprises of three well proportioned double bedrooms and a family bathroom consisting of a bath with overhead shower attachment, wash basin & WC. Externally the property boasts a single garage with up & over door; Off-road parking for several vehicles, generous and private, south facing front garden; Two secluded patio areas to the rear and a brick built outbuilding ideal as a home office/hobby/studio room. The house is offered for sale with scope & potential to improve, gas central heated, double glazed, with sea views and with no onward chain. We recommend you view at your earliest convenience.



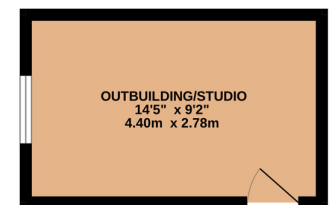
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



OUTBUILDING/STUDIO
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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: 3
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (64)
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+)		78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	64	
(39-54)		
E		
(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 in a popular residential position extremely close by to Pebsham primary School and ideally located to Ravenside retail park, home of several large stores and supermarkets. Bexhill town centre itself 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, a pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Detached House For Sale
- Dual Aspect Lounge & Separate Dining Room
 - Three Spacious Double Bedrooms
 - Secure Brick Built Outbuilding Ideal Office/Studio
- Single Garage & Off-Road Parking For Several Cars

- Naturally Bright Position & Sea Views
- Extremely Convenient Location With Excellent Transport Links
 - Gas Central Heated & Double Glazed.
 - Scope & Potential To Improve
 - Sold With No Onward Chain