



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£350,000** Cornwall Road, Bexhill-on-Sea TN39 3JW  
🛏️ 3 Bedroom 🛁 1 Bathroom 🚪 2 Reception



## AT A GLANCE...

We are delighted to offer this deceptively spacious mid-terrace house for sale. Within walking distance of the iconic seafront promenade and the town centre, this house offers accommodation including; An entrance hall leading into the spacious living room/dining room with a feature fireplace and bay window. The fitted kitchen has a range of matching wall and base units with some integrated appliances. In addition, the ground floor benefits from a useful lean-to and a separate dining room. On the first floor are two double bedrooms, a family bathroom and a separate WC. The second floor has a small landing, a double bedroom with a fitted wardrobe and a walk-in storage cupboard. Furthermore, the property is mostly double-glazed and gas centrally heated via a combination boiler fitted April 2020.



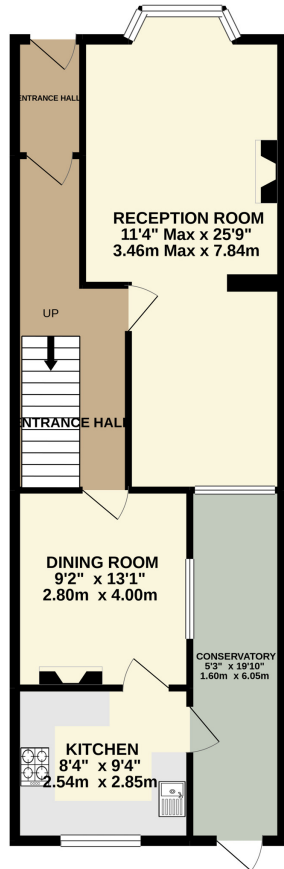
### Key Features:

- Spacious Mid Terrace House
- Three Double Bedrooms
- Town Centre Location
- Close Proximity To Seafront Promenades
- Two Reception Rooms
- Some Double Glazing
- No Onward Chain

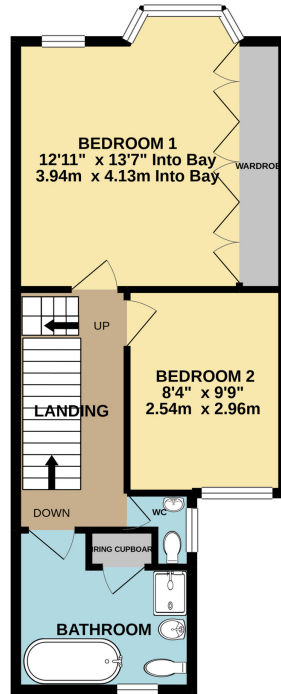
Cornwall Road, Bexhill-on-Sea, East Sussex,  
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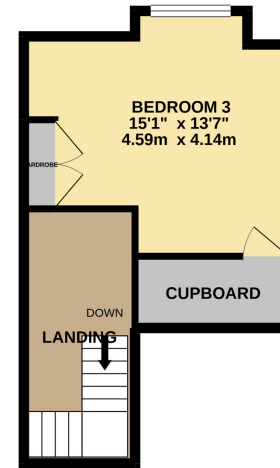
GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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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

There is courtyard garden to the rear laid to patio, ideal for alfresco dining.

### LOCATION

The house is located in Bexhill Town Centre. The seafront promenades and iconic 'De La Warr Pavillion'. In the town centre its self, you will find a selection of well regarded restaurants and day to day shops. The closest rain station being Bexhill Mainline station with regular routes in to Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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