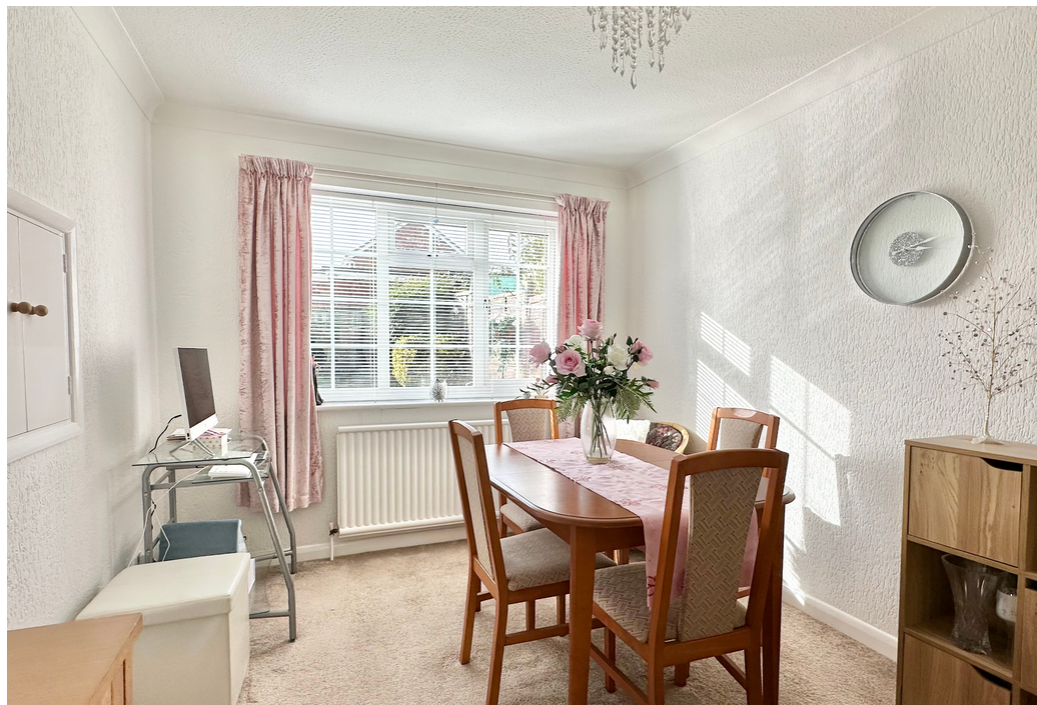




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

112 College Road, Bexhill-on-Sea, East Sussex TN40
£333,000 ^{1TW}
3 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

A west-facing rear garden, a garage en-bloc, and plenty of natural light can be found in this immaculate semi-detached house.

Well situated, just a short walk from Ravenside Retail Park and just under a mile to the town centre and the iconic seafront promenade. Accommodation includes an enclosed entrance porch opening into the entrance hall. The spacious lounge/diner has dual aspect windows, a feature fireplace, and ample space for both living room and dining room furniture. There are matching wall and base units as well as an integrated oven and hob in the fitted kitchen. The kitchen also features two built-in storage cupboards and a door to the rear garden.

A modern fitted shower room is located on the first floor, along with three bedrooms. In bedroom one, a picture window provides a view of the beautifully kept communal lawns, while in bedroom two, there are extensive built-in wardrobes.

Furthermore, the house benefits from a ground floor cloakroom, double glazing throughout and gas central heating. To appreciate all this beautiful property has to offer in full, early viewing is highly recommended!

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Sussex, TN40 1TW

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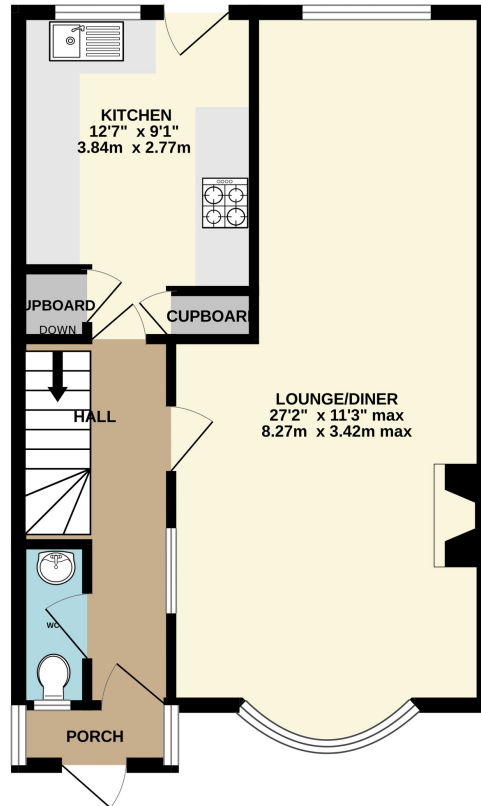


Key Features:

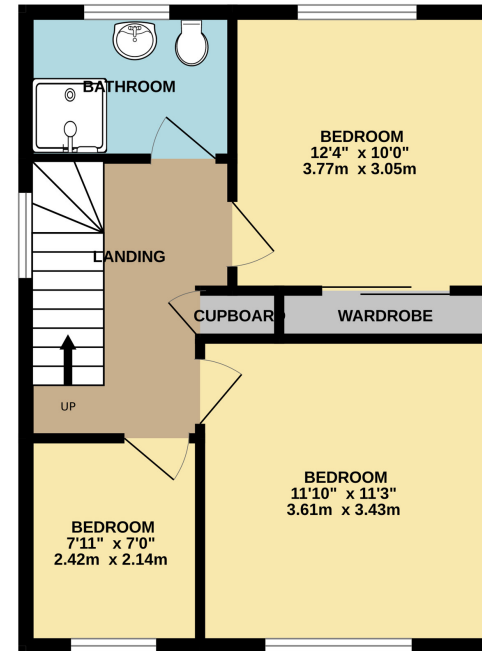
- Immaculate Semi-Detached House
- Spacious Loungr/Diner
- Garage & Parking
- Well-Regarded Schools Nearby
- Three Bedrooms
- West Facing Rear Garden
- Popular Location
- Short Walk To Ravenside Retail Park


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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.



Exterior

To the front of the property is well-kept communal lawns and gated side access to the rear garden. The rear garden is west-facing and predominantly laid to lawn with mature shrubs. There is a patio area ideal for alfresco dining and a door leading into the garage en-bloc.

Location

The property is located in a popular location in Bexhill. Close by you will find the seafront promenades, the town centre with well-regarded restaurants and the De La Warr Pavillion. Bexhill mainline railway station is just 0.9 miles away, offering regular direct routes into Hastings, Eastbourne, Brighton Gatwick & London Victoria. The closest primary school is St. Peters & St. Paul with an outstanding OFSTED report and the closest secondary School being within walking distance is St Richards Catholic College with an outstanding OFSTED report.

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