



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£450,000 126 De la Warr Road, Bexhill-on-Sea TN40 2JL
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

This deceptively spacious detached chalet bungalow boasts a substantial south-facing rear garden, extensive off-road parking and excellent further potential.

Situated a short walk from the beach at Glyne Gap and the amenities at Ravenside retail park, the property benefits from accommodation including; A welcoming dining hall with ample space for dining room furniture and a staircase to the first floor. The living room is a good size and has doors leading out to the south-facing sun terrace. Matching wall and base units feature in the kitchen with space and plumbing for appliances. Additionally, the ground floor has two double bedrooms with fitted wardrobes and a modern bathroom suite.

Two double bedrooms are located on the first floor, one with an en-suite bathroom. There is also an abundance of eaves storage space.

Furthermore, the property benefits from gas central heating and double glazing. To appreciate the further potential and space the property provides in full, your earliest viewing comes highly recommended!

126 De la Warr Road, Bexhill-on-Sea, East Sussex, TN40 2JL

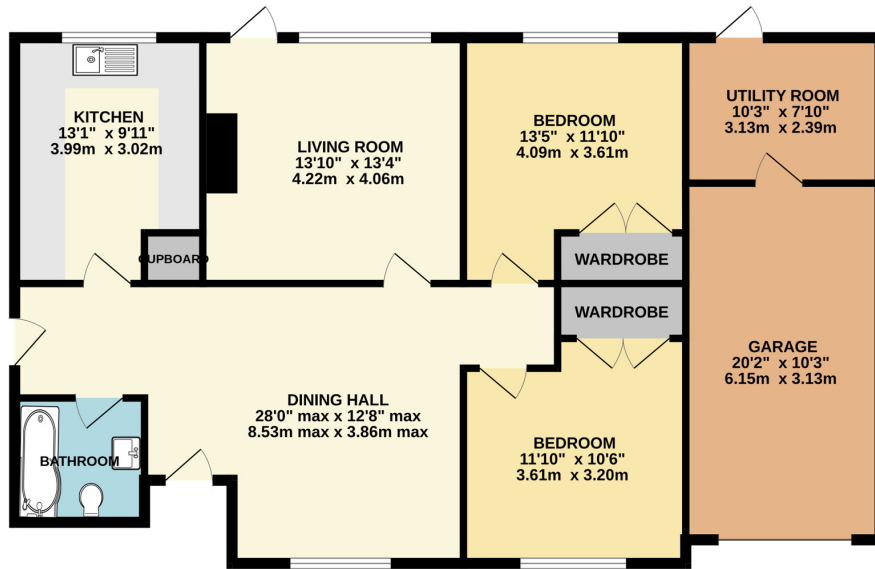
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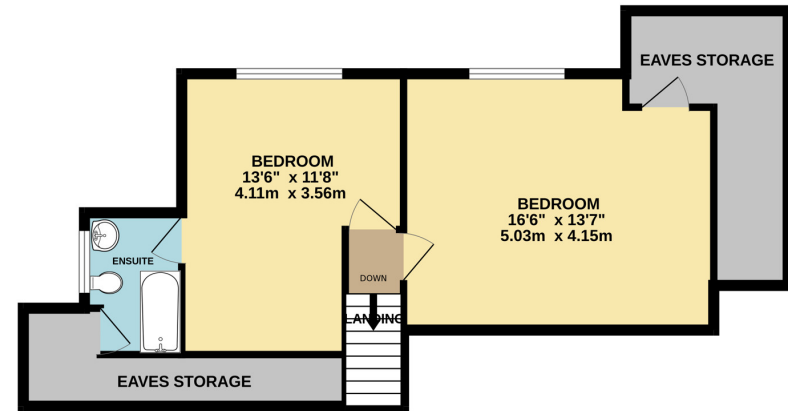
Key Features:

- Deceptively Spacious Detached Chalet Bungalow
- Two Bathrooms
- Extensive Block Paved Driveway & Garage
- Four Double Bedrooms
- Substantial South Facing Rear Garden
- Walking Distance To Glyne Gap Beach & Ravenside Retail Park

GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(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	EU Directive 2002/91/EC	

Exterior

There is extensive off road parking at the front of the property for multiple vehicles. The substantial rear garden is south-facing and predominantly laid to lawn. There is a large sun terrace where you can enjoy alfresco dining and a brick built fish pond. Access is available into the utility room from the sun terrace, which in turn opens into the garage. Additionally, there is side access to front and a variety of mature shrubs, plantings and trees throughout the garden.

Location

Situated in a popular area of Bexhill, the property has a great location. Close by you will find well-regarded primary schools. St Richards Catholic College and Bexhill 6th form College, both rated by OFSTED as outstanding are within walking distance. You are just one mile from the iconic seafront promenade, the town centre, and the mainline railway station, which provides regular routes to Hastings, Eastbourne, Brighton, Gatwick, and London. Ravenside retail park is also within walking distance.

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