



18 Westville Road, Bexhill-on-Sea, East Sussex, TN39 3QB

Generous Four Bedroom Detached House In An Incredibly Sought After Position £599,950 - Freehold

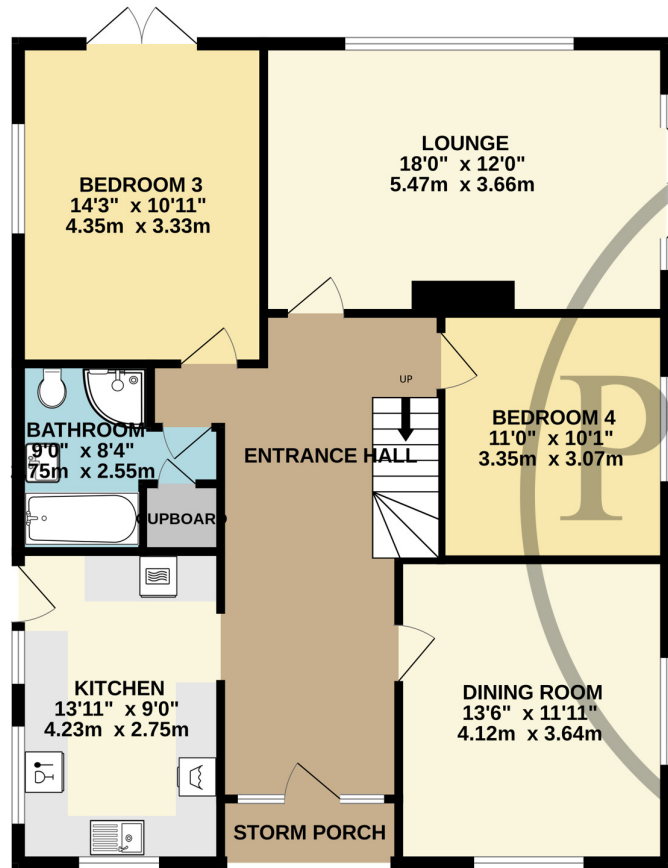




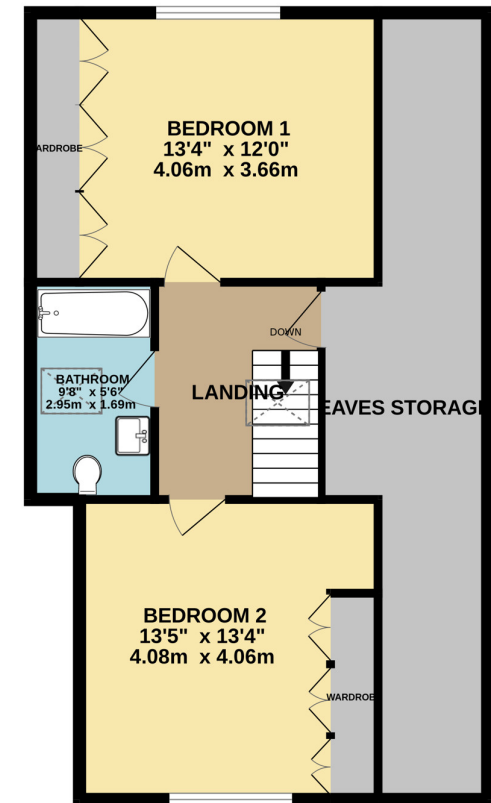
Property Café are delighted to present to the market this substantial four bedroom, detached house for sale, offering a fantastic plot and sought after Collington Location. Accommodation and benefits include; A storm porch leading into a vast entrance hall giving an immediate impression and feeling of space; Generous lounge with French doors overlooking the rear garden; Separate dining room excellent when hosting friends/family; Fitted kitchen offering ample cupboard & worktop space in addition to integrated double oven, hob, washing machine & dishwasher; Two spacious ground floor double bedrooms, the larger of which also with French doors to a sheltered area of decking; Ground floor bathroom consisting of bath, separate shower cubicle, wash basin & WC. The 1st floor offers two further large double bedrooms both with fitted wardrobes and another family bathroom comprising of bath with overhead shower attachment, wash basin & WC; There is also an easily accessible eave storage area which is boarded. Externally the property boasts a larger than regular garage with barn style doors, off-road parking and mature front & rear gardens. This house is offered for sale having been extremely well maintained and with scope to extend and improve subject to relevant planning permissions being granted, gas central heated, double glazed and to be sold with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1975 sq.ft. (183.5 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: 4
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: E (49)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	82
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities in addition to excellent primary & secondary schools. A short distance to Bexhill town centre which 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 are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Detached Four Bedroom House For Sale
- Spacious Dual Aspect Lounge With French Doors
- Fitted Kitchen With Integrated Appliances
 - Separate Dining Room
 - Two Fully Fitted Bathrooms

- Large Garage With Barn Style Doors
- Well Maintained Mature Front & Rear Gardens
 - Vast Entrance Hall
 - Sought After Collington Location
 - Sold With No Onward Chain