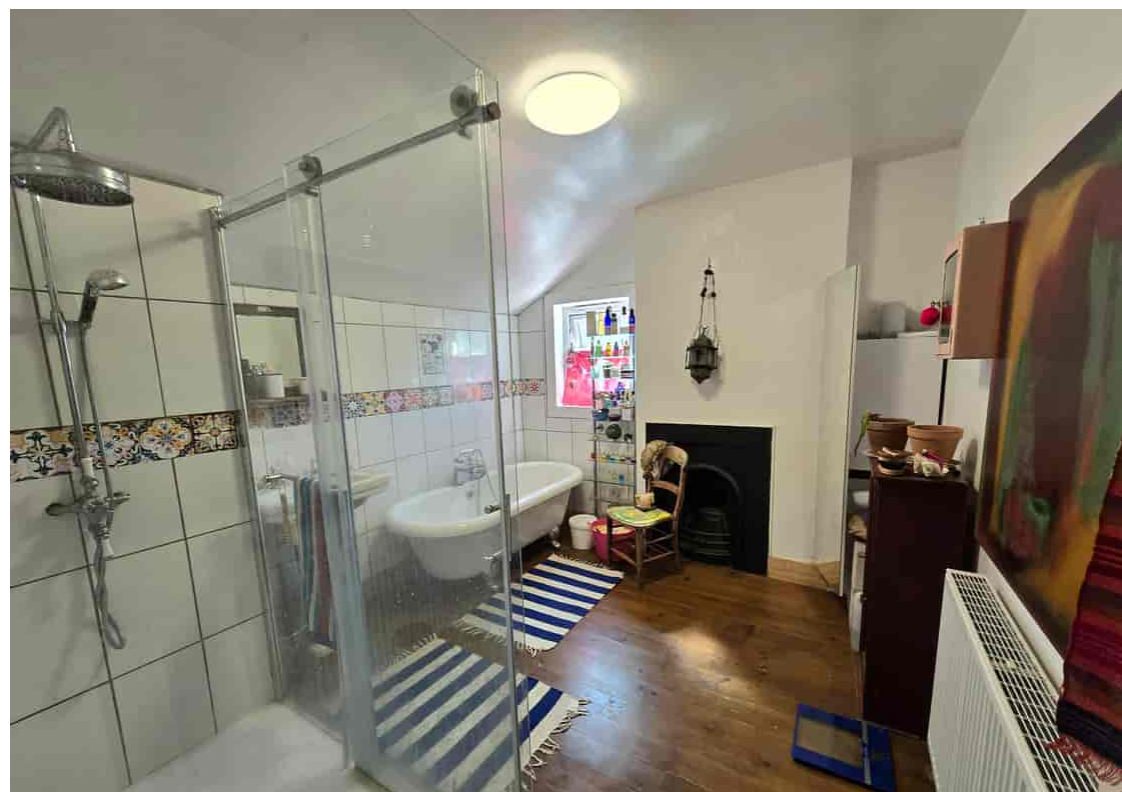




45 Cornwall Road, Bexhill-on-Sea, East Sussex, TN39 3JN

A Spacious Three Bedroom Victorian Town House £389,950 - Freehold



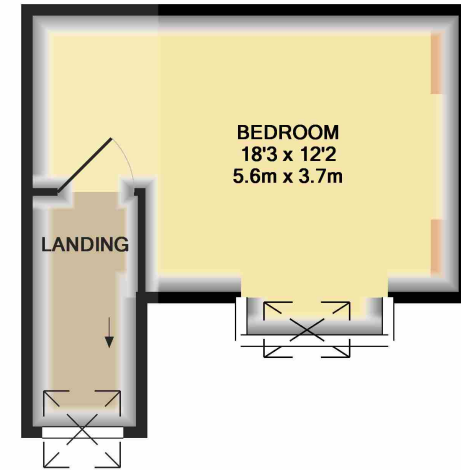
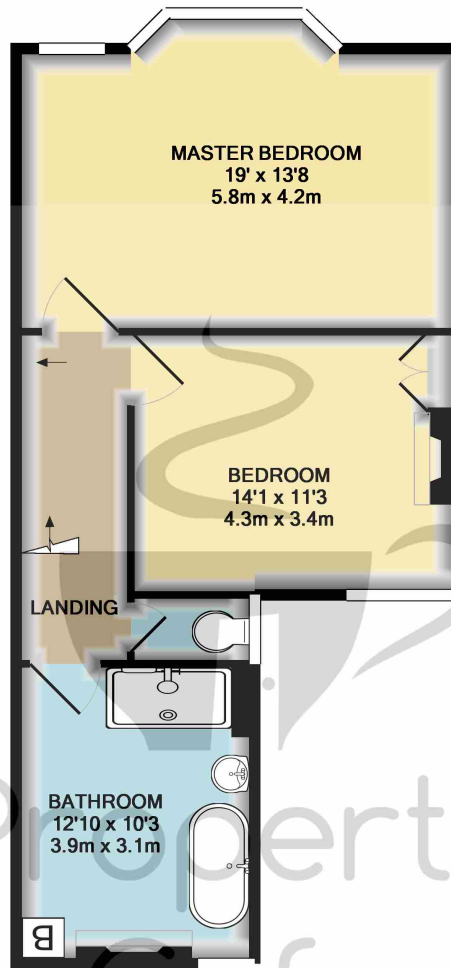
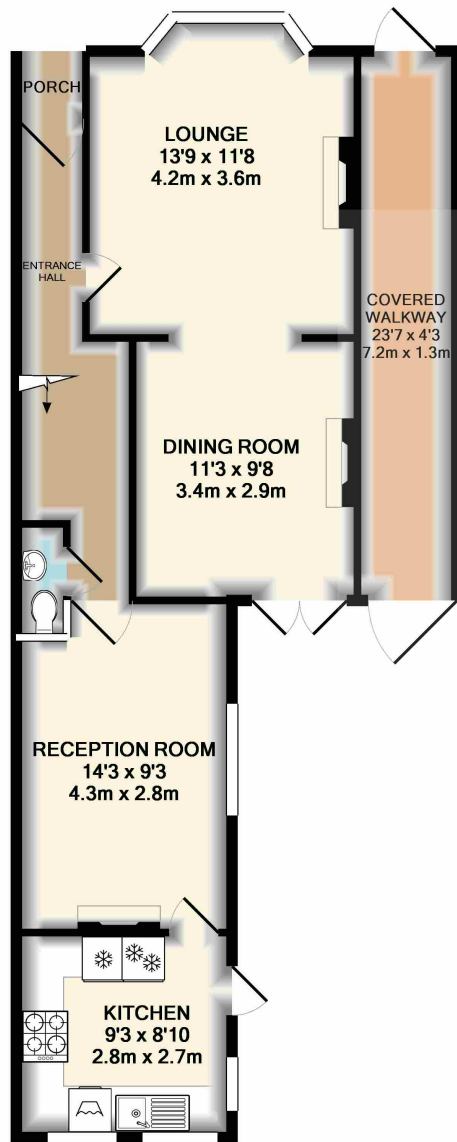






Situated in the heart of the Bexhill Town Centre can be found this spacious Three Bedroom Mid-Terrace Victorian property with accommodation to include: A pleasant front garden with access to a covered porch area and front door leading into the inner hall with access to: A well presented lounge-diner with a lounge area offering ample space to relax and entertain with central fireplace and large double glazed bay window to the front. The dining area offers ample space for a good size dining table & patio doors out to the rear garden. To the rear of the house there is a good size separate reception room with space for dining and access to a fitted kitchen to the rear. On the first floor there is a split level landing area that gives access to two good size bedrooms and spacious family bathroom. On the second floor there is an additional spacious double bedroom. To the rear there is a well kept low maintenance landscaped garden offering various seating areas, with planted borders. As the adjacent photos and floor plan will illustrate the property is both spacious and well presented throughout offering original features with spacious rooms. For additional details or to arrange to view please contact our Bexhill team on 01424 224488.






**TOTAL APPROX. FLOOR AREA 1553 SQ.FT. (144.2 SQ.M.)**

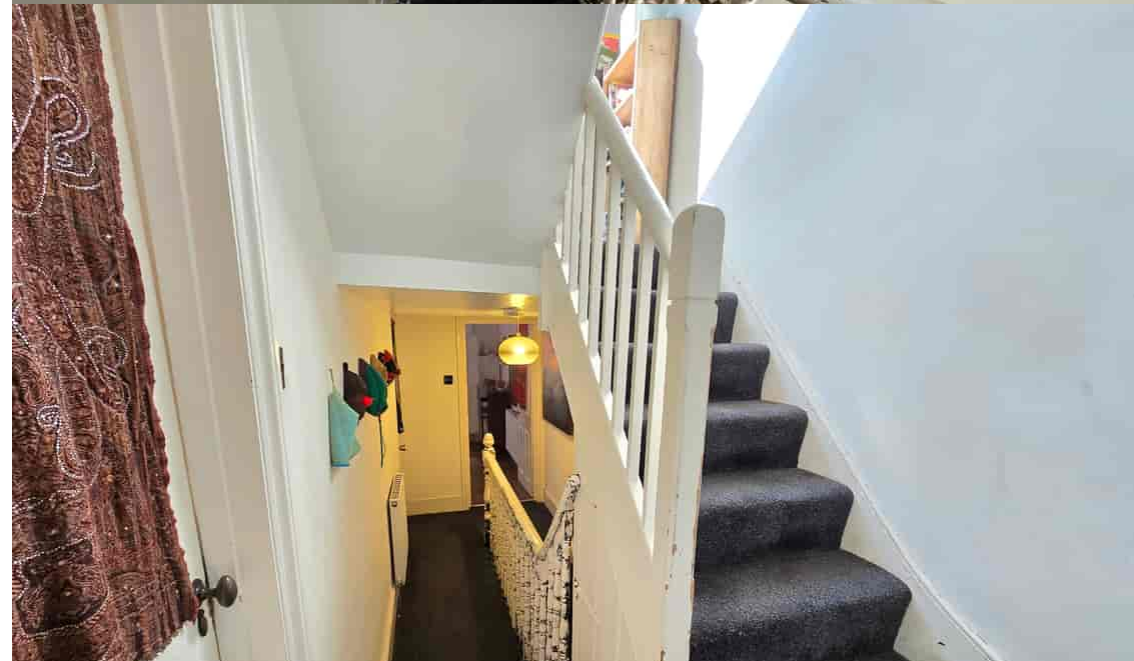
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Made with Metropix ©2017



**Bedrooms:** 3  
**Receptions:** 3  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** F (35)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
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 within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious Three Bedroom Property
  - Dual Aspect Lounge-Diner
- Additional Reception / Breakfast Room
  - Three Spacious Bedrooms
  - A spacious first floor bathroom
    - Modern Fitted Kitchen
  - Low Maintenance Rear Garden

- Central Heated & D.Glazed
- Ground Floor W.C Cloakroom
- Neutral Decoration Throughout
  - Lovely Victorian Features
  - Ideal Town Centre Location
- Internal Viewing Recommended