



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£250,000 46 School Place, Bexhill-on-Sea, East Sussex TN40 2PX
🛏️ 2 Bedroom 🛁 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer this charming mid-terrace home with no onward chain. Situated at the top of School Place and directly opposite a small park leading to Glyne Gap seafront, the property enjoys a fantastic location close to the leisure centre, Ravenside Retail Park, and a range of well-regarded local schools.

The accommodation comprises a modern fitted kitchen/diner with integrated appliances, plumbing for a washing machine, and venting for a tumble dryer, making it ideal for family living. The spacious living room benefits from a generous under-stairs cupboard for additional storage and provides ample space for both lounge and dining furniture.

On the first floor, there are two bedrooms, one of which enjoys delightful sea views, both featuring built-in wardrobes. The contemporary bathroom is fitted with a white suite, including a shower over the bath, and a large mirrored wall cabinet above the sink. Additional features include gas central heating, double glazing, an enclosed rear garden with lawn and patio, an en-bloc garage, and some pleasant sea glimpses. An early viewing is highly recommended to fully appreciate the property and its excellent location.



Key Features:

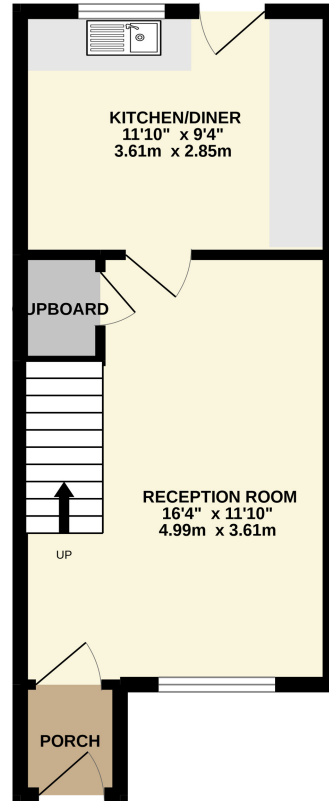
- Terraced House
- Garage En Bloc
- Gardens To Front & Rear
- Two Double Bedrooms
- Bedrooms With Built-in wardrobes
- Close To Schools For All Ages

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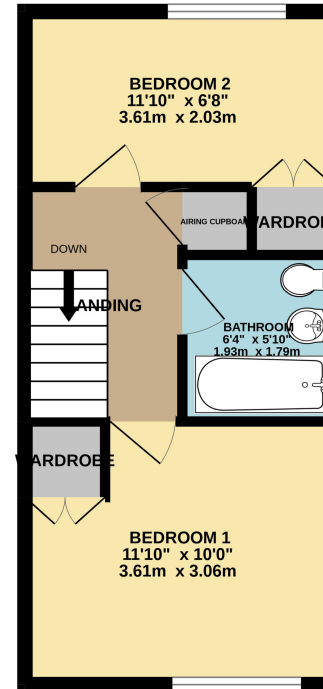
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GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 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		
(81-91) B		
(69-80) C	77	83
(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		

OUTSIDE -

The property benefits from low-maintenance front and rear gardens. The front garden is laid to lawn with mature planting and a pathway leading to the front door. The rear garden is predominantly lawn with mature shrubs and trees, featuring a decked area perfect for alfresco dining, and secure gated access to the en-bloc garage.

LOCATION -

The property is located in a quiet location in School Place. Close by you will find well regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College. Bexhill mainline railway station is just 1.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Ravenside retail park and the beach at Glyne Gap are both within walking distance.

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