




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£495,000 43 Beacon Hill, Bexhill-on-Sea, East Sussex TN39 5DF
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this beautifully presented four bedroom detached house. Situated in a highly desirable location within close proximity to local schools, this spacious property offers light and bright accommodation throughout comprising; Entrance hall leading through to the lounge with French doors leading directly into the south facing garden, tastefully modernised fitted kitchen/breakfast room with excellent range of wall units, base units, granite effect working surfaces and range of integrated appliances, leading into the well equipped utility room. In addition, there is a generous dining room and a modern cloakroom with W.C. On the first floor can be found the master bedroom with fitted wardrobes and a modern fitted en-suite shower room with W.C. Three further bedrooms and a family bathroom complete the accommodation. Furthermore, the house offers excellent storage throughout, gas central heating, double glazing, off-road parking, double garage with storage above and an extensive south-facing and well laid out rear garden which has been landscaped to provide a substantial patio area making an ideal space to relax in the warmer months. The garden itself offers a a good size area of lawn, as well as a vast range of colourful planting, mature trees and shrubs. An early inspection is highly recommended to fully appreciate all this exceptional property has to offer.



Key Features:

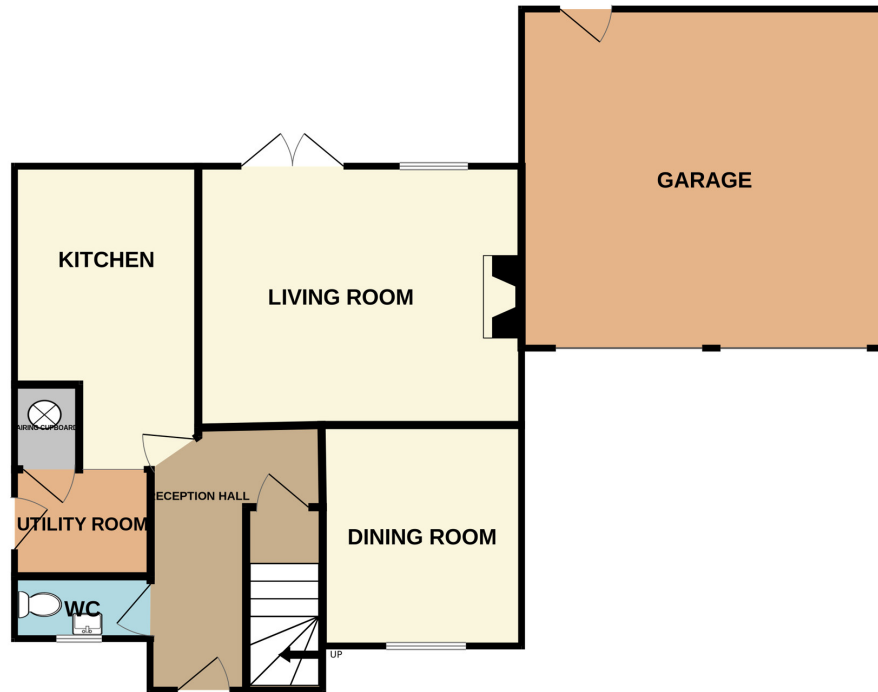
- Immaculate Family Home
- En-suite to Main Bedroom
- Modern Kitchen/Breakfast Room
- Double Garage & Off Road Parking
- Downstairs Cloakroom
- Four Bedrooms
- Landscaped Rear Garden
- Utility Room
- Sought After Development
- Close to Local Amenities

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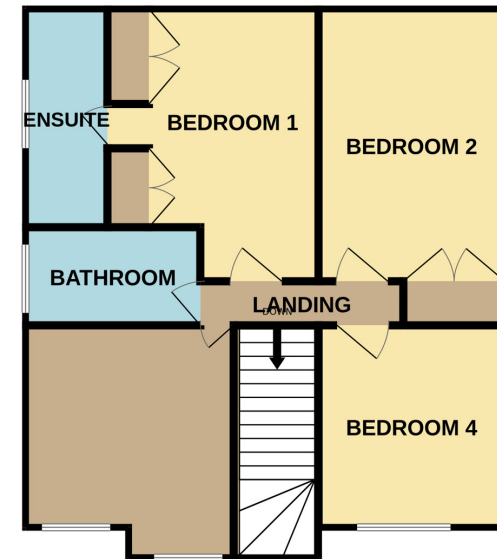
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GROUND FLOOR



1ST FLOOR



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+)	71	84		
A				
(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				

LOCATION

Situated in a small development to the North of Bexhill, being close to local shops and amenities, as well as just a short drive to the village of Ninfield with its popular primary school. The historic town of Battle is just a 10 minute drive away, as is the wonderful seafront and beach in Bexhill, along with the vast array of restaurants and independent shops.

OUTSIDE

The well laid out South facing rear garden is a real feature of this property, it has been landscaped to provide a substantial patio area making an ideal space to relax in the warmer months and the garden itself offers a good sized area of lawn, as well as a vast range of colourful planting, mature trees and shrubs.

To the front of the property can be found off road parking for a number of vehicles, leading to the double garage with two up and over doors. The garage benefits from light, power, storage potential above and double glazed door opening directly into the rear garden. The frontage has been landscaped with a range of mature shrubs and planting, offering a colourful backdrop and has bricked pathways leading to the front door.

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