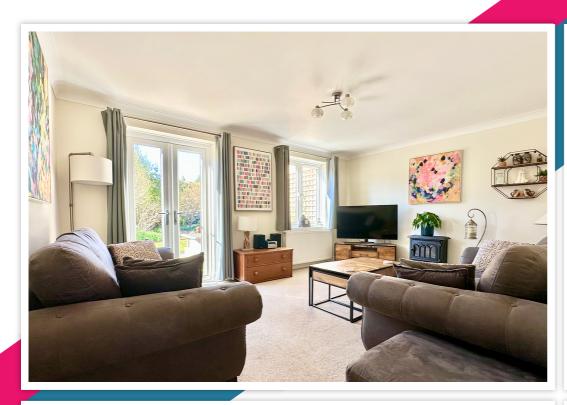




Tel: 01424 233330

£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 ensuite 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.









### 43 Beacon Hill, Bexhill-on-Sea, East Sussex, **TN39 5DF**



## **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



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.

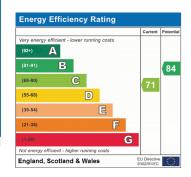
Made with Metropix ©2025



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







43 Beacon Hill, Bexhill-on-Sea, East Sussex, TN39 5DF



### 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 it's 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 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.

