



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£285,000** 33 Rotherfield Avenue, Bexhill-on-Sea TN40 1SY  
2 Bedroom 2 Bathroom 2 Reception







## AT A GLANCE...

This delightful end-of-terrace cottage boasts a west-facing rear garden, stunning distant sea views, a garage en-bloc, and is offered with no onward chain. Set within a quiet over-55s complex of cottages, flats, and bungalows, the property benefits from an on-site manager available five days a week, providing both peace of mind and a welcoming sense of community.

The accommodation offers a comfortable and practical layout, beginning with a welcoming entrance hall leading into a spacious living room featuring a feature electric fireplace and doors opening into the dining room. The fitted kitchen is equipped with matching wall and base units, an integrated eye-level oven and hob, and space for additional appliances. The ground floor also includes a useful understairs cupboard, a bright conservatory, and a convenient shower room.

On the first floor, there are two double bedrooms with fitted wardrobes, a bathroom suite, a large airing cupboard, and the property's beautiful distant sea views. The home is double-glazed throughout and benefits from gas central heating via a regularly serviced boiler. The property is freehold and there is an annual maintenance charge of approximately £4000 per annum. Permission for pets must be sought.

To fully appreciate both its location and the charm of the property, an early viewing is highly recommended.

33 Rotherfield Avenue, Bexhill-on-Sea, East Sussex, TN40 1SY

 2 Bedroom  2 Bathroom  2 Reception

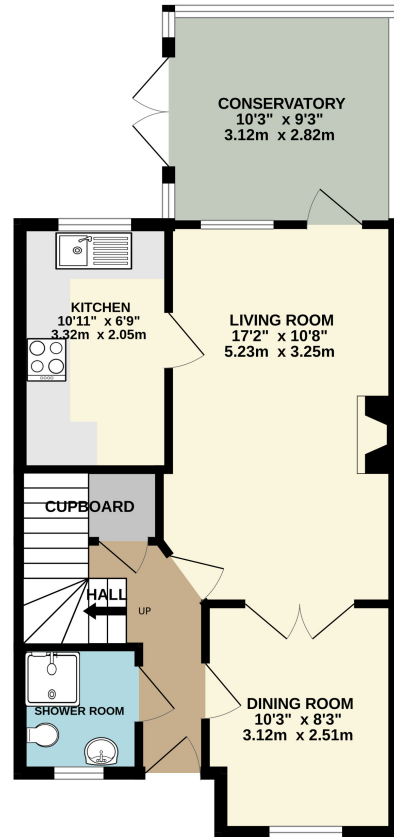


### Key Features:

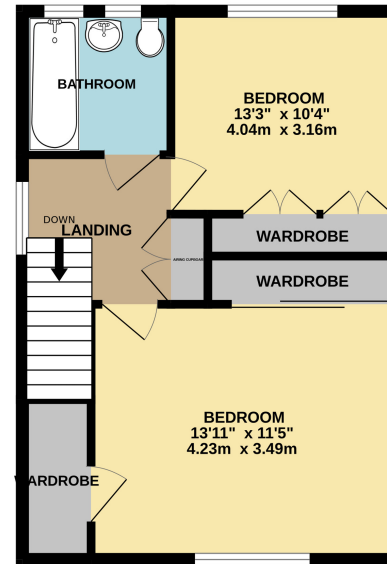
- End Of Terrace Cottage
- Well Located A Short Walk To Amenities
- Garage En Bloc
- Two Double Bedrooms
- Two Bathrooms
- Retirement Complex For The Over 55's
- Stunning Distant Sea Views
- West Facing Rear Garden
- Two Reception Rooms & Conservatory
- No Onward Chain

  
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GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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### Location

The property is conveniently located a short walk from the iconic Bexhill seafront promenade and the town centre, where a selection of day-to-day shops and a Sainsbury's supermarket can be found. Local bus routes are easily accessible, and Bexhill mainline railway station is very close by, offering regular services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

### Exterior

The property benefits from a private, low-maintenance, west-facing rear garden, enjoying beautiful distant sea views. A gate from the garden provides direct access to the en-bloc garage, which features an up-and-over door, power & light. The garage also has a pitched roof, offering excellent potential for additional overhead storage if required.

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