



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

11 Eastwood Road, Bexhill-on-Sea, East Sussex TN39  
**£450,000** <sup>3PR</sup>  
Offers Over

 4 Bedroom

 3 Bathroom

 2 Reception







## AT A GLANCE...

This substantial 1920's semi-detached house is situated in the popular Collington area of west Bexhill and offers potential of a self-contained annexe if required. The property boasts abundant character & charm with some original features and has been extended throughout the years providing accommodation including; A spacious dual aspect kitchen/diner with double doors opening to the rear garden. There are bespoke wood effect wall and base kitchen units with space and plumbing for appliances. There are two living rooms on the ground floor with feature bay windows and fireplaces. Additionally, there is a separate utility room and a shower room. On the first floor can be found a spacious dual aspect master suite with extensive fitted wardrobes and an en-suite bathroom. Three double bedrooms and a shower room complete the first floor. Furthermore, the house is double glazed, has gas central heating and is situated on a corner plot with gardens to three sides.

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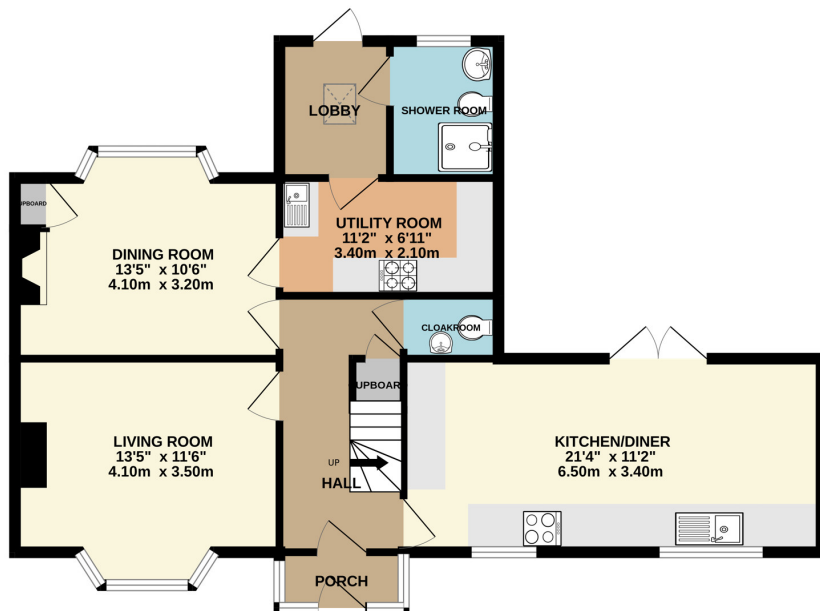


### Key Features:

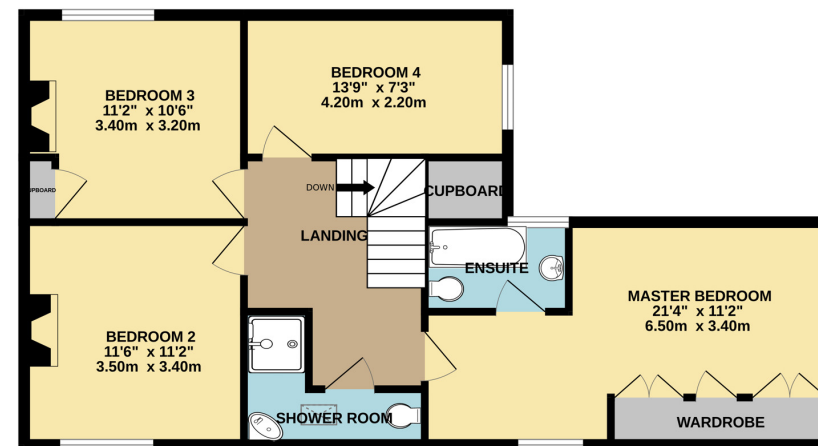
- Extended 1920's semi-detached house
- Self Contained Annexe Potential
- Two Reception Rooms
- Four Double Bedrooms
- Popular Collington Location
- Off Road Parking & Detached Garage
- Kitchen/Diner & Large Utility Room
- Three Bathrooms

  
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GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	80
EU Directive 2002/91/EC		

## Exterior

The house is located on a corner plot with gardens to the front, side and rear. The walled front garden is laid to lawn with well-established plantings. The rear garden garden is predominantly laid to block paving with a variety of mature floral borders. There is an area of lawn, a garden shed, a water supply and outdoor power. Off road parking is available for several vehicles and there is a detached garage.

## Location

Within a short walk of the property, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.8 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Schools for all ages are also close by.

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