

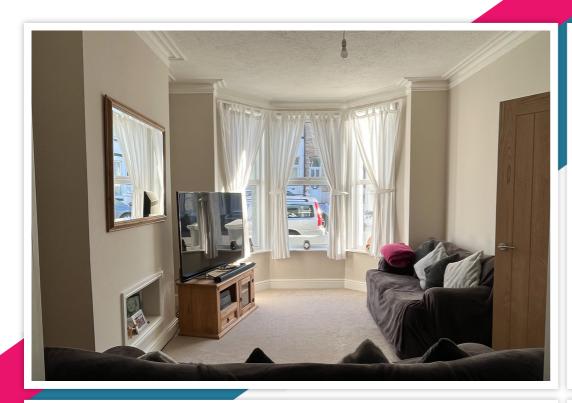


Tel: 01424 233330

£350,000 T1 Reginald Road, Bexhill-on-Sea TN39 3PQ

A Bedroom 1 Bathroom 2 Reception

Offers in excess of









## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this deceptively spacious Victorian terrace house. Situated within walking distance to Bexhill Town Centre, seafront promenades and mainline railway station, the house offers sizeable accommodation comprising; An enclosed entrance lobby opening into the inner entrance hall. The lounge features a large bay window and has an opening into the dining room. A few steps down lead to a cloakroom and a modern fitted kitchen/diner featuring a range of wall units and base units. You will find an integrated oven & gas hob, space for appliances and a door leading out to the rear garden. An impressive modern four-piece bathroom suite includes a double shower cubicle, corner bath, wash hand basin, low level WC, and two heated towel rails on the first floor's split-level landing. Adjacent to the bathroom is a useful utility cupboard and a further split-level landing leads up to two double bedrooms. Bedroom two has a front aspect and a feature bay window. Bedroom three has a rear aspect and a fitted double wardrobe. A staircase leads up to the dual-aspect master bedroom with a walk-in dressing room and a single bedroom. As well as newly laid carpets, redecoration, contemporary fixtures and fittings, gas central heating (a combi boiler was installed 3 years ago), double glazing, and a courtyard garden with a west-facing aspect, this home offers many extras. Viewing is essential to fully appreciate the property's condition and size in full!









### 71 Reginald Road, Bexhill-on-Sea, East Sussex, TN39 3PQ



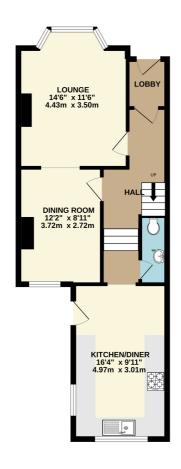


# **Key Features:**

- Victorian Terrace House
- Four Bedrooms
- Double Glazed & Gas Central Heating
- Town Centre Location

- Two Reception Rooms
- Modern Kitchen & Bathroom
- New Carpets & Re-decoration
- Deceptively Spacious Accommodation









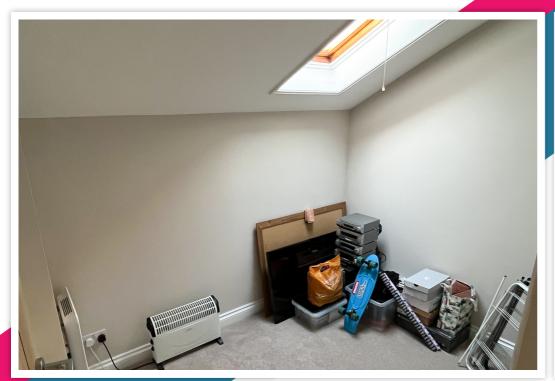
TOTAL FLOOR AREA: 1409 sq.ft. (130.9 sq.m.) approx.

Whist 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.

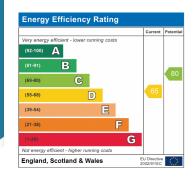
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71 Reginald Road, Bexhill-on-Sea, East Sussex, TN39 3PQ

4 Bedroom —1 Bathroom —2 Reception



### **OUTSIDE** -

The rear garden is low maintenance and laid to patio. Facing West with an outdoor power supply and water tap.

#### LOCATION -

The house is located in Bexhill Town Centre. In the town Centre its self, you will find a selection of well regarded restaurants and day to day shops. The closest rain station being Bexhill Mainline station with regular routes in to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. he closest School being St Peters & St Paul's, currently rated as 'Outstanding' by Ofsted.

