



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

33 Southlands Road, Bexhill-on-Sea, East Sussex TN39

£399,950 ^{5HG}  3 Bedroom  1 Bathroom  1 Reception

Offer in region of



AT A GLANCE...

A prospective buyer will find abundant natural light and a good-sized west-facing garden in this detached three-bedroom house. The house has been extensively remodeled under its current ownership to create a modern blank canvas for its new owner. The house is located close to schools for all ages and transport links. Accommodation includes a welcoming entrance hall opening into the dual aspect spacious lounge/diner with an open working fireplace and a door to the rear garden. In the newly installed kitchen, solid oak work surfaces are paired with matching wall and base units. The first floor is accessed via a solid oak staircase with a glass balustrade, which leads to three bedrooms and a modern fitted bathroom. There is a large loft space in the property. Gas central heating, a modern consumer unit and double glazing are also included.

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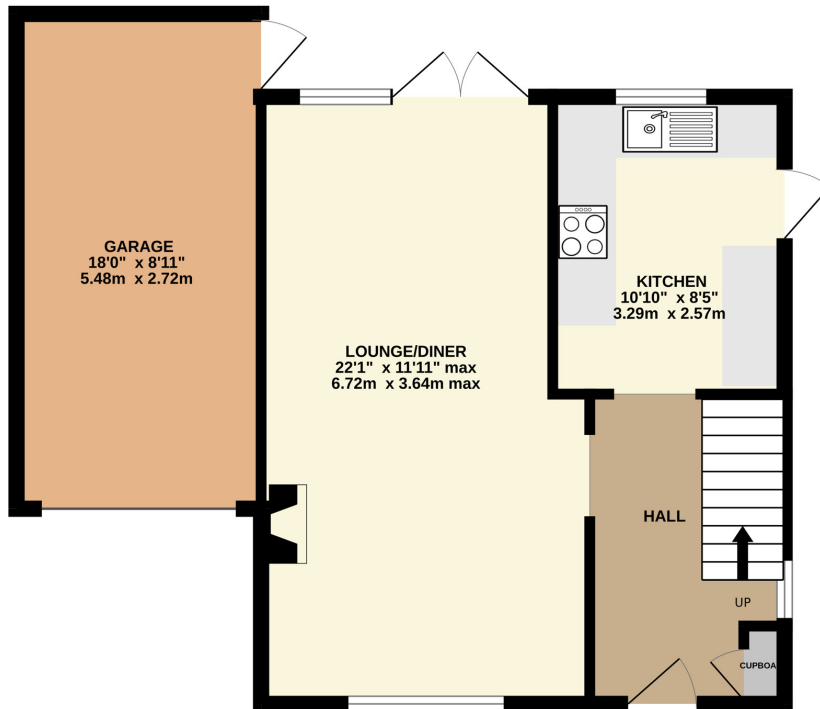


Key Features:

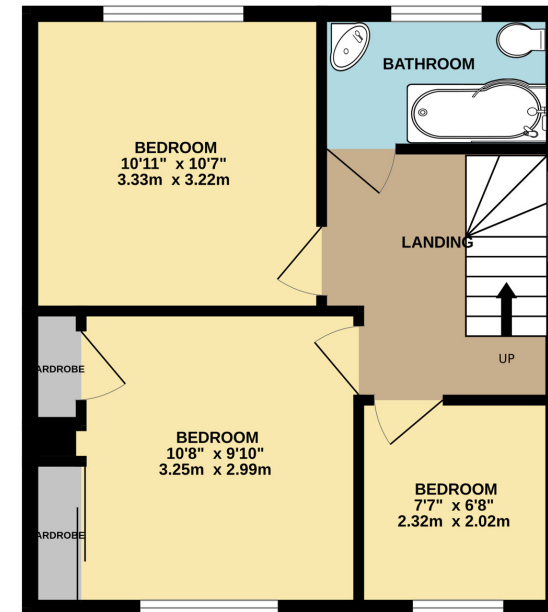
- Comprehensively Refurbished
- Detached House
- Modern Kitchen & Bathroom
- Off Road Parking & Garage
- Lounge With Open Fireplace
- Three Bedrooms
- West Facing Garden
- No Onward Chain
- Close To Schools For All Ages


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GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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Exterior

The property sits behind a gated entrance with off-road parking and access into garage via an up & over door. The rear garden is west facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining and a further extension of the garden behind the conifer trees with multiple uses.

Location

The house is located just 1.9 miles from Bexhill's iconic seafront promenades, town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with a local convenience store.

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