



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£535,000** 53 Hornbeam Avenue, Bexhill-on-Sea TN39 5JQ  
5 Bedroom 3 Bathroom 2 Reception







## AT A GLANCE...

This substantial detached house is presented immaculately throughout and is within walking distance of schools for all ages. Over three floors, the home offers a bright and spacious layout that includes; Over 23 feet in length, the living room features a central gas fireplace and double doors leading out to the rear garden. There are a range of matching wall units and base units finished with Quartz work surfaces in the stylish kitchen/diner. Additionally, there is a central island unit, LVT flooring and integrated appliances including a double oven, 5-ring gas hob and a dishwasher. There is also a cloakroom and utility room on the ground floor. There is an impressive master suite on the first floor, complete with a large walk-in wardrobe and a four-piece bathroom. Two more double bedrooms and a family bathroom can be found on the first floor. On the second floor are two large double bedrooms, one with fitted wardrobes and an en-suite bathroom.

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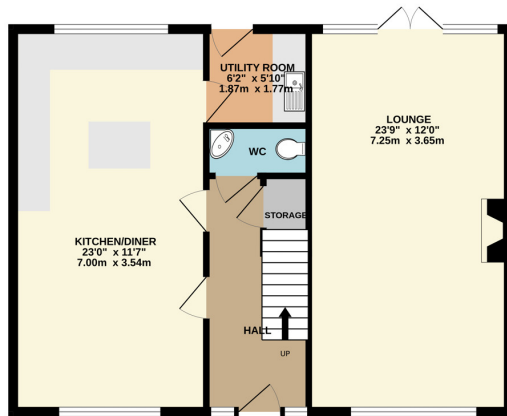


### Key Features:

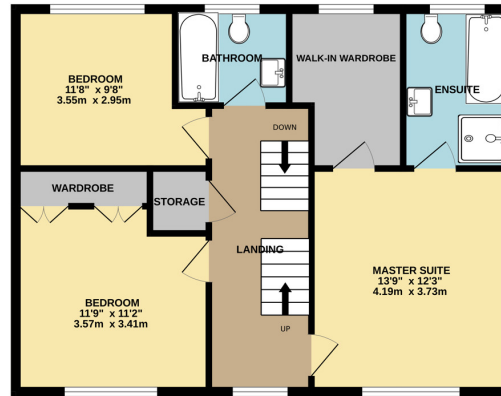
- Substantial Detached House
- Three Bathrooms
- Impressive Kitchen/Diner
- Landscaped West Facing Rear Garden
- Five Double Bedrooms ( 2 en-suite)
- Extensive Off Road Parking & Detached Double Garage
- Separate Utility Room
- Immaculate Presentation Throughout

  
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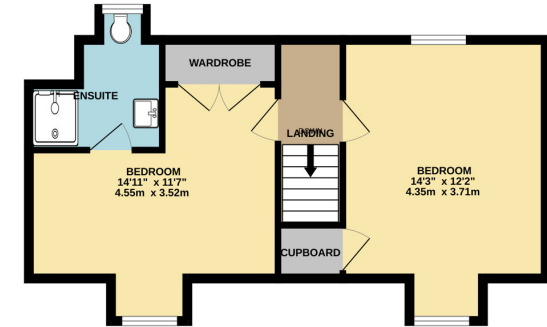
GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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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| Energy Efficiency Rating                    |         |           |  |  |
|---|---------|-----------|--|--|
|   | Current | Potential |  |  |
| Very energy efficient - lower running costs |         |           |  |  |
| (92+)                                       | 70      | 81        |  |  |
| A   |         |           |  |  |
| (81-91)                                     |         |           |  |  |
| B   |         |           |  |  |
| (69-80)                                     |         |           |  |  |
| C   |         |           |  |  |
| (55-68)                                     |         |           |  |  |
| D   |         |           |  |  |
| (39-54)                                     |         |           |  |  |
| E   |         |           |  |  |
| (21-38)                                     |         |           |  |  |
| F   |         |           |  |  |
| (1-20)                                      |         |           |  |  |
| G   |         |           |  |  |
| Not energy efficient - higher running costs |         |           |  |  |
| England, Scotland & Wales                   |         |           |  |  |
| EU Directive 2002/91/EC                     |         |           |  |  |

### Outside

There is a low maintenance frontage to the property with well-established hedging. To the side of the property you will find an extensive area of parking and access into the detached double garage via an electric up & over door benefitting from both power & light. The rear garden is west facing and beautifully landscaped. There is a patio area ideal for alfresco dining and variety of mature plantings. In addition there is a garden gazebo and there is a garden store to the side.

### Location

The house is located just 1.7 miles from Bexhill's 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 all within walking distance of the property along with a local convenience store.

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