



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Knebworth Road, Bexhill-on-Sea, East Sussex TN39 4JH

**£450,000**  3 Bedroom  2 Bathroom  2 Reception



## AT A GLANCE...

We are delighted to present for sale this exceptionally spacious 1930s semi-detached house. Situated in a highly desirable location in west Bexhill the house offers an abundance of character and charm with accommodation which includes; An enclosed entrance porch opening into the inner hall. In the front of the property is a spacious living room with a fireplace and bay window. The property features a separate dining room with views of the rear garden. It also features a modern kitchen with matching wall and base units and granite countertops. There is space for appliances and a door leading into the lobby area at the rear with a wet room and separate WC. The first-floor landing gives access to three good-sized double bedrooms, two with built-in wardrobes. In addition, there is a bathroom with a separate WC. Furthermore, the house benefits from double glazing, gas central heating, and NO ONWARD CHAIN!

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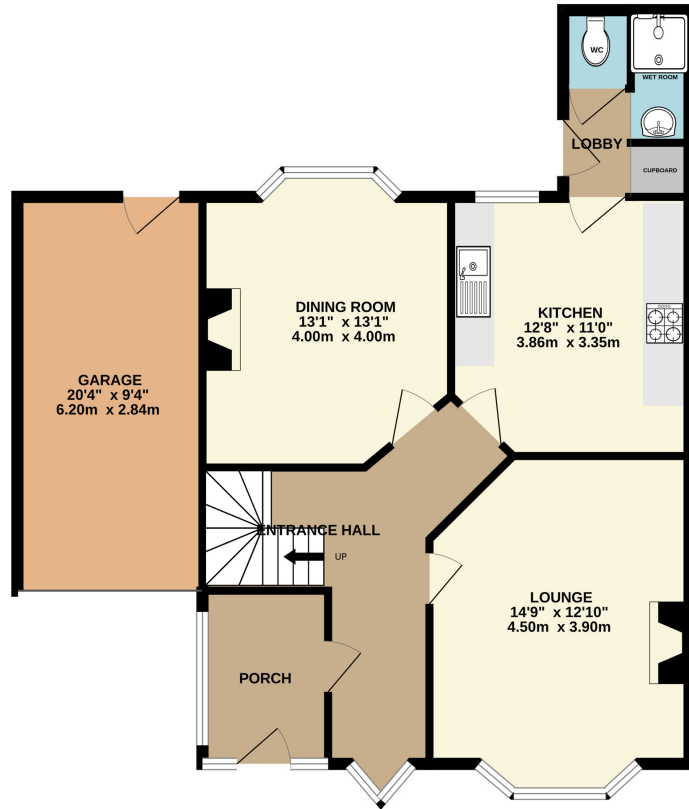
 3 Bedroom  2 Bathroom  2 Reception



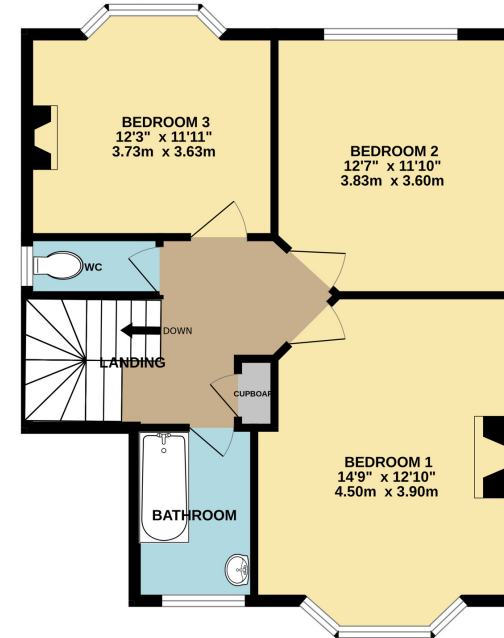
### Key Features:

- 1930s Semi Detached House
- Highly Desirable Location
- Substantial West Facing Rear Garden
- Extensive Off Road Parking
- Three Double Bedrooms
- Particularly Spacious
- Two Reception Rooms
- Two Bathrooms

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Location

The house is located in a sought-after location in West Bexhill. Close by you will find Bexhill Town Centre just 1.2 miles away and the village of Little Common just 1.1 miles away. Within a short distance, you will find both Primary & Secondary Schools, as well as bus routes and Colington train station is just 1 mile away with regular routes into Brighton, Gatwick & London Victoria.

### Outside

There is an area of lawn in the front garden and an extensive driveway provides off-road parking for multiple vehicles. The substantial west facing rear garden is considered a real feature of this property. Being predominantly laid to lawn with a further area of artificial lawn and a large area of composite decking to the lower section. There is a feature pergola with a seating area, ideal for alfresco dining and access into the garage that has been converted creating an insulated and carpeted room, currently being used as a fourth bedroom. (Please note permissions have not been sort for the conversions and this can be easily converted back to a garage if required).

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