



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£425,000 28 Mayo Lane, Bexhill-on-Sea TN39 5EA
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer this charming three bedroom detached house positioned on an exceptional plot, with the rear garden being approximately 250' in length. The property offers huge potential with scope for refurbishment and modernisation, and boasts far reaching views to the East from the first floor.

The property has been a loved family home for the same family for 70 years and whilst it is in need of modernisation throughout, it has real charm and character. It offers huge potential, sitting on an exceptional plot giving scope for extension if desired, subject to the necessary consents.

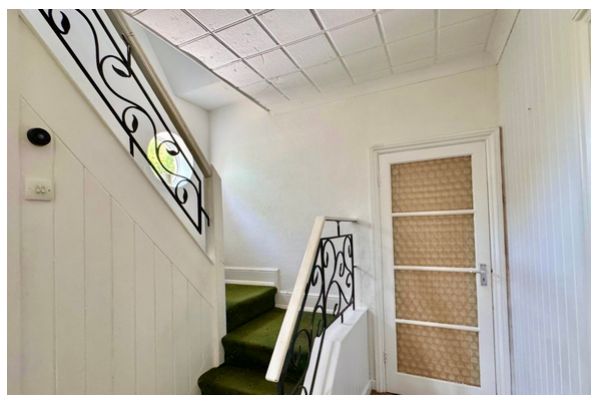
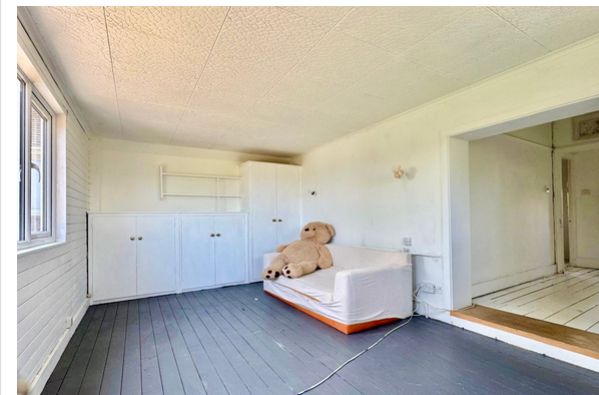
Current accommodation comprises entrance hallway with under stair storage, sitting room with feature brick surround with open fire and bay window, opening into spacious dining room with panelling and glazed partitioning, leading into the sun room with direct access into the rear garden. The kitchen/breakfast room also over looks the rear, with good range of wall mounted and under work surface cupboards, and a separate w/c housing the wall mounted Worcester combination gas boiler, completes the ground floor living space.

From the hallway stairs rise to the first floor, with galleried landing and wrought iron balustrade. Bedroom one is double aspect, with far reaching views to the East and has sink and vanity unit. It also benefits from an additional dressing/study area. Two further bedrooms offer built in storage and the family bathroom has full size bath with shower over, pedestal wash basin and w/c.

In addition the property has a generous loft space, gas central
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Opportunities such as this are rarely available and Bexhill Estates recommend an internal inspection to fully appreciate all this wonderful property has to offer. It is being offered CHAIN FREE.

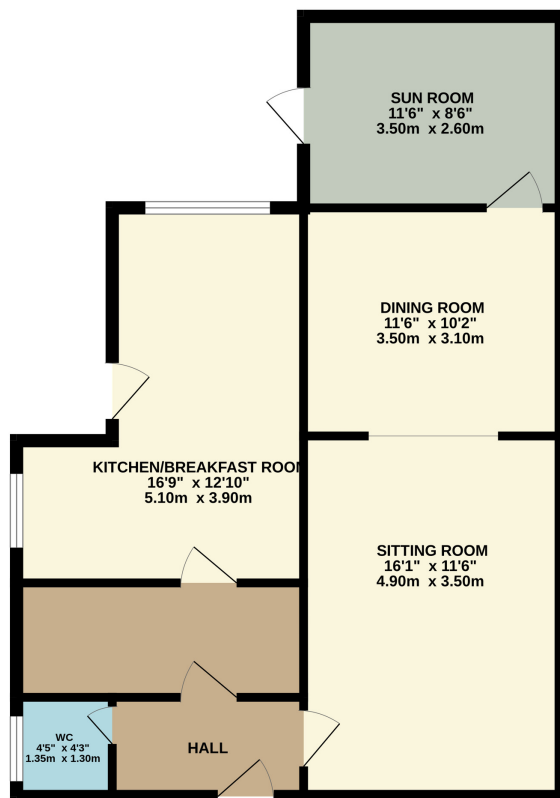


Key Features:

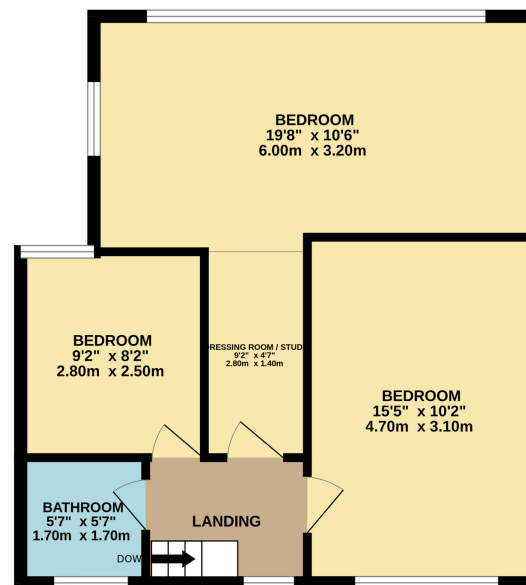
- **HUGE POTENTIAL**
- 250ft Approx Rear Garden
- Original Features
- Early Viewing Advised
- Three Bedroom Detached House
- Located In A Quiet Lane
- No Onward Chain


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GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



OUTSIDE

A real feature of this property is the impressive rear garden, measuring some 250' in length. There is an attractive and level lawned area with a range of mature shrubs and planting, leading to the remainder of the extensive plot with general coverage but it is interspersed with some lovely established shrubs, trees and fruit trees. This plot is a real gardeners delight and whilst a substantial part would benefit from landscaping, it gives any potential buyer a blank canvas to create the garden of choice and also offers space for outbuildings/garden rooms, if required.

To the front, there is a good sized driveway with ample off-road parking for numerous vehicles.

LOCATION

The property is situated in a quiet residential and leafy lane, to the North of Bexhill. The location is popular with buyers looking for a semi-rural feel, whilst benefitting from local bus routes and amenities close by, positioned almost half way between the village of Little Common and Bexhill town centre. The shopping, doctors surgery and facilities of Sidley are a short walk away, with Highwoods Golf course and the protected Highwoods, also just a 5 minute drive.

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