



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£369,950** 47 Downlands Close, Bexhill-on-Sea TN39 3PP  
3 Bedroom 1 Bathroom 2 Reception



## AT A GLANCE...

An extended semi-detached house in a popular location in Collington, West Bexhill. With no onward chain, this property is also located near schools for all ages and less than a mile from the iconic seafront promenades. The house has been lovingly maintained during ownership and offers accommodation including: An enclosed entrance porch opening into the inner hallway. With a wall mounted fireplace and double doors leading to the rear garden, the lounge measures over 20ft in length. A modern fitted kitchen was installed just over two years ago and consists of matching wall and base units with an eye-level oven and an electric hob. There is also a dishwasher, fridge/freezer integrated into the kitchen and a separate utility room with plumbing and space for appliances. Additionally, the ground floor benefits from a separate dining room and cloakroom. There are two good-sized double bedrooms with built-in wardrobes on the first floor, as well as a single bedroom and a shower room. Further, the property has double glazing, gas central heating, and a roof replaced approximately five/six years ago.

47 Downlands Close, Bexhill-on-Sea, East Sussex, TN39 3PP

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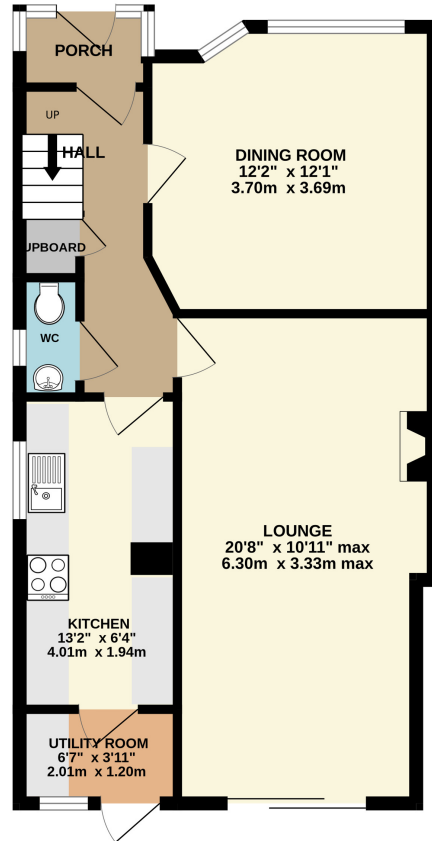


### Key Features:

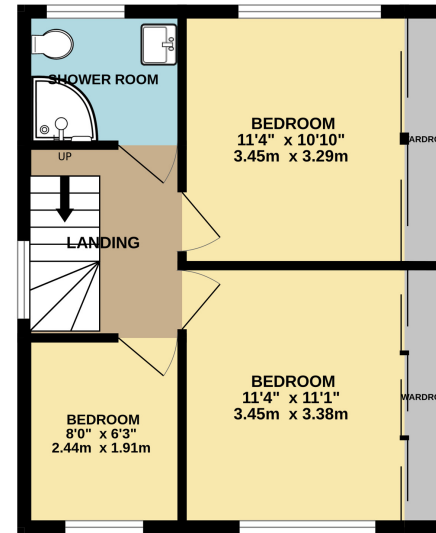
- Extended Semi-Detached House
- Two Reception Rooms
- Extensive Rear Garden
- Popular Collington Location
- Three Bedrooms
- Modern Fitted Kitchen & Utility Room
- Off Road Parking
- No Onward Chain

  
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GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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+)                                       | A |                         | 81                                                                                  |
| (81-91)                                     | B |                         |                                                                                     |
| (69-80)                                     | C |                         |                                                                                     |
| (55-68)                                     | D | 63                      |                                                                                     |
| (39-54)                                     | E |                         |                                                                                     |
| (21-38)                                     | F |                         | 63                                                                                  |
| (1-20)                                      | G |                         |                                                                                     |
| Not energy efficient - higher running costs |   |                         |                                                                                     |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |

### Exterior

There is small low-maintenance garden to the front of the property, together with a resin driveway and gated side access to the rear garden.

The extensive rear garden is approximately 140ft in length, well-stocked with a variety of plants, tree and shrubs. You will also find patio area ideal for alfresco dining, a summerhouse, large garden shed, greenhouse and vegetable gardens.

### Location

The location of this property offers easy access to local amenities, including shops, restaurants, and public transportation. Within a very short walk of the property, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is under a mile away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.5 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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