




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£460,000 Redwell Avenue, Bexhill-on-Sea TN39 5DQ
🛏️ 5 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

This beautiful modern detached house is located in a quiet Cul-De-Sac in a popular residential area. Under current ownership, the house has been comprehensively refurbished and is offered for sale in immaculate condition. There is an inviting entrance hall leading to a spacious living room with a bay window and fireplace. The modern kitchen features high gloss wall and base units. Integral appliances include a dishwasher, oven/grill, and a gas hob, together with space for a washing machine and fridge/freezer. The separate dining room leads to the conservatory enjoying pleasant views of the rear garden. On the first floor can be found the master bedroom with an en-suite shower room. In addition to the master bedroom, there are three other good-sized bedrooms and a modern family bathroom. Furthermore, the property benefits from a garage conversion that now offers a versatile space currently used as bedroom five, a recently installed combi boiler and new fuse board, as well as a boarded loft.



Key Features:

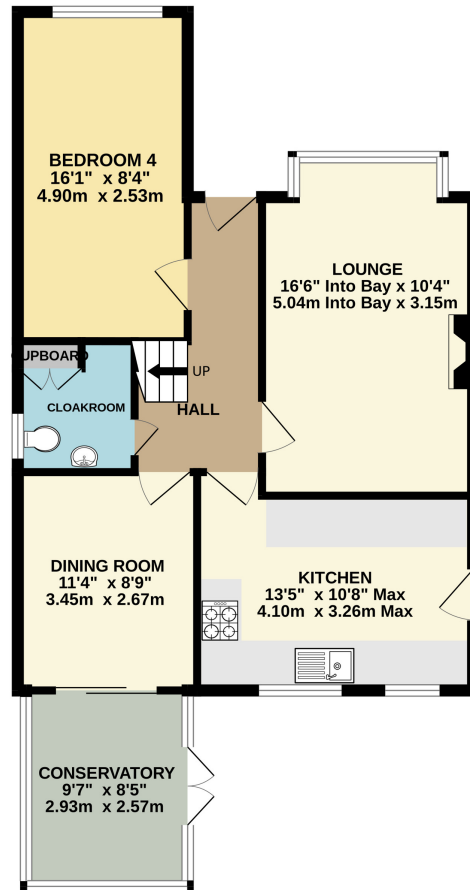
- Deceptively Spacious Detached House
- Impressive Modern Fitted kitchen
- Dining Room & Conservatory
- Master Bedroom With En-Suite
- Low Maintenance Rear Garden
- Five Good Sized Bedrooms
- Immaculate Decor
- Quiet Cul- De- Sac Location
- Off Road Parking

Redwell Avenue, Bexhill-on-Sea, East
Sussex, TN39 5DQ

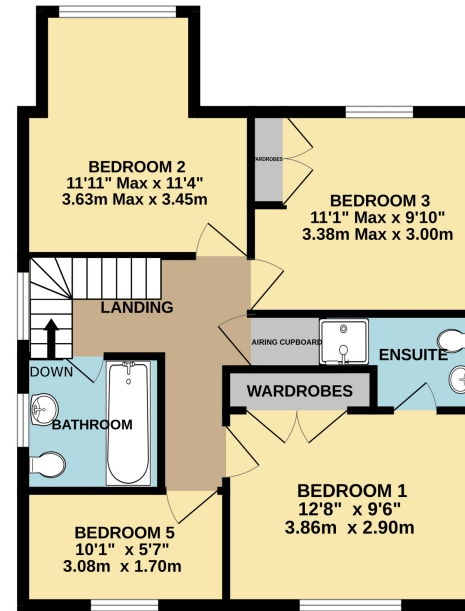
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GROUND FLOOR



1ST FLOOR



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.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 84 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Outside

The front garden is predominantly laid to lawn with mature shrubs, off-road parking and a pathway leading to the front door. A particular feature is the stunning low maintenance rear garden. You will find an area of raised decking offering the perfect space for alfresco dining, whilst the built-in seating area surrounding the fire pit offers ample space for relaxing and entertaining. There is also an area of artificial grass, timber framed garden shed, water tap, external power and a side gate. The garden is secured by closed panel fencing to three sides.

Location

The House is situated in a quiet Cul-De-Sac location and within close proximity to both Primary & Secondary Schools. Nearby you will find regular Bus Routes into Bexhill, Eastbourne & Hastings. The iconic De La Warr Pavillion and seafront promenades are just over 2 miles away, as well as an array of well regarded Restaurants in Bexhill Town Centre.

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