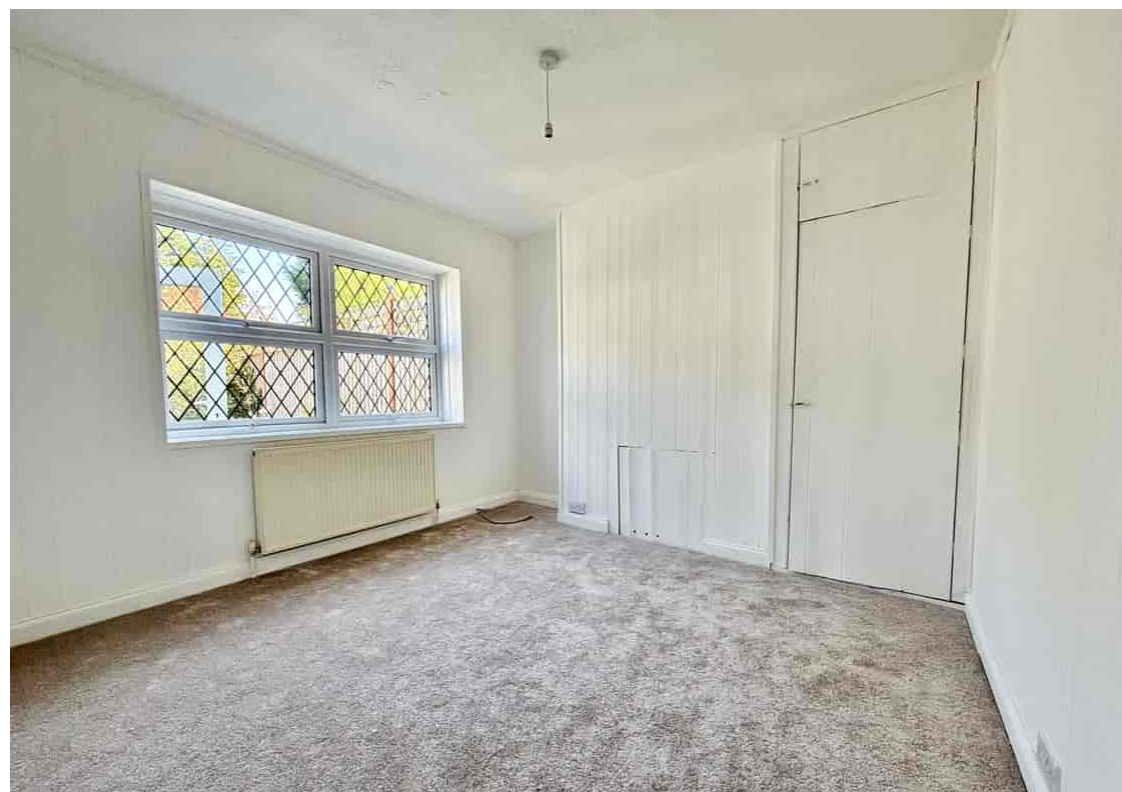




46 Downlands Avenue, Bexhill-on-Sea, East Sussex, TN39 3PL

Immaculately presented Three Bedroom Semi-Detached House For Sale In A Sought After Residential Location
£340,000 - Freehold

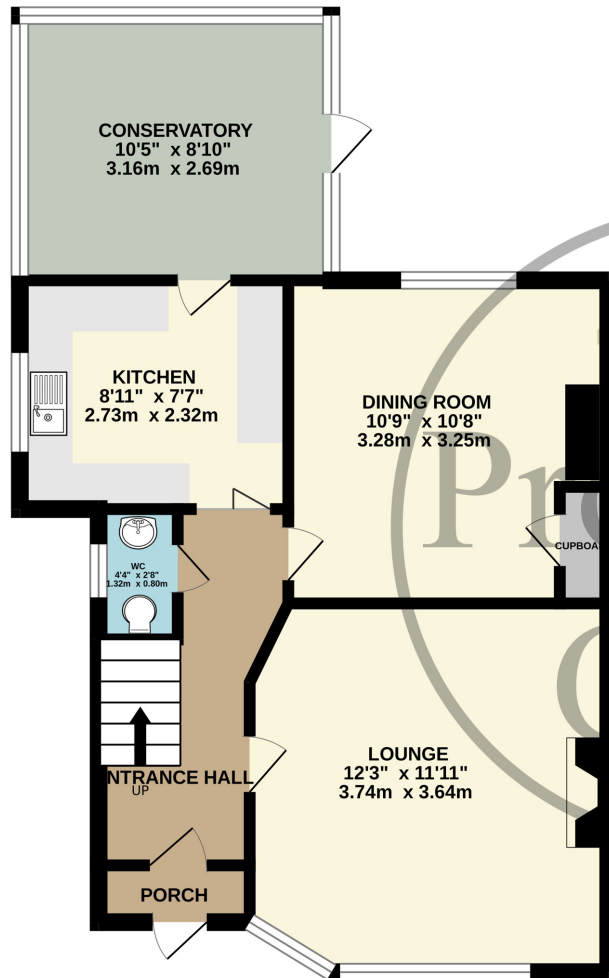




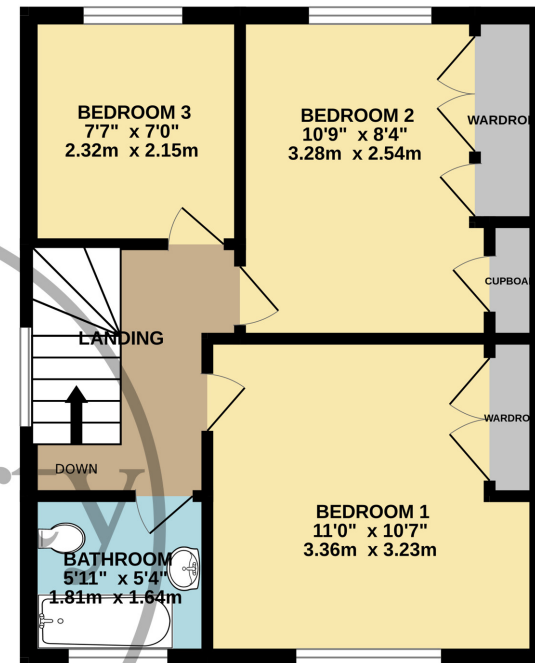
Property Cafe are delighted to present to the market this well presented three bedroom, semi detached house for sale in a sought after position of 'Collington' Bexhill within close walking distance to King Offa primary school & Bexhill High secondary school. Accommodation and benefits include; An entrance porch leading into a bright & airy inner hallway; Spacious lounge with separate dining room; Fitted kitchen with ample cupboard & worktop space in addition to room for freestanding cooker & white goods; Sunny conservatory overlooking the garden; Ground floor WC. Upstairs consists of three well proportioned bedrooms, two of which offer fitted wardrobes; Modern fitted bathroom comprising of bath with overhead shower attachment, wash basin & WC. Externally the property boasts a private & sunny rear garden and off-road parking to the front. This house is offered for sale in good condition, in neutral colour schemes throughout, double glazed, gas central heated and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.




TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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Bedrooms: 3
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2268
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Semi-Detached House For Sale
 - Lounge & Separate Dining Room
 - Conservatory Overlooking The Garden
 - Modern Fitted Bathroom
 - Ground Floor WC
- Immaculately Kept Rear Garden
 - Off-Road Parking
- Sought After Collington Location
 - Sold With No Onward Chain.
 - Viewing Highly Recommended