

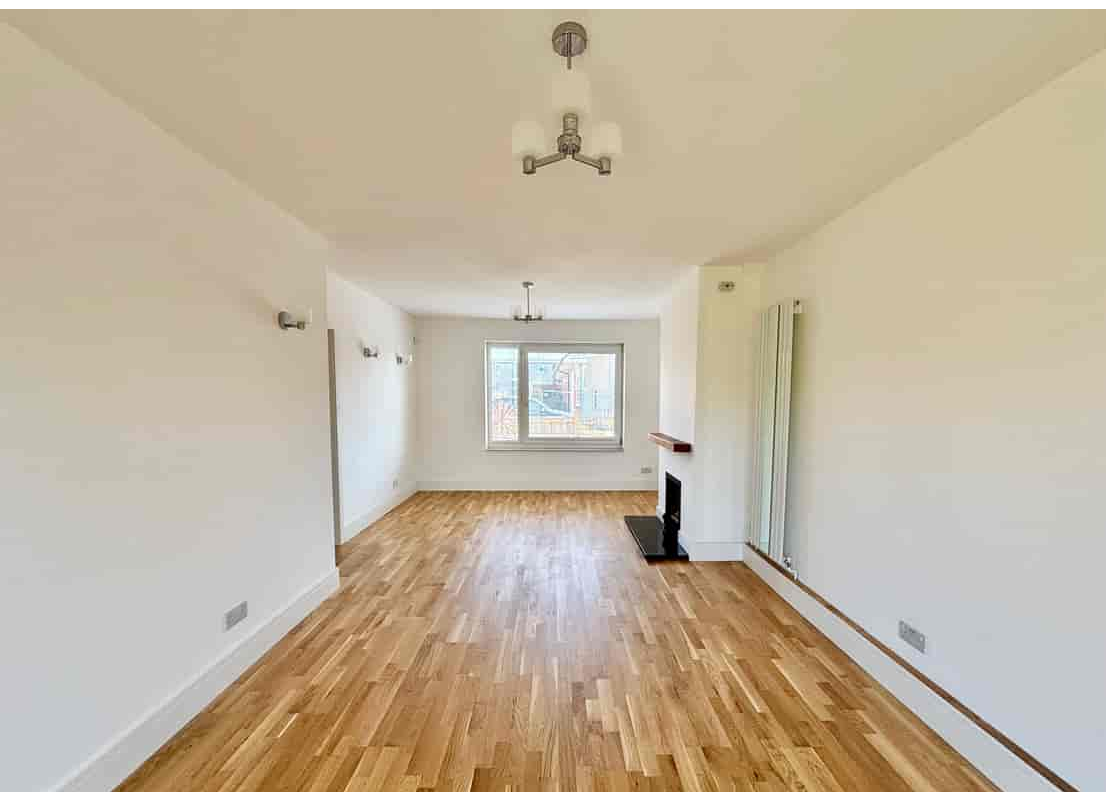


33 Southlands Road, Bexhill-on-Sea, East Sussex, TN39 5HG

£374,950 - Stunning Three Bedroom Detached Family Home With Garage & Off-Road Parking £374,950

- Freehold



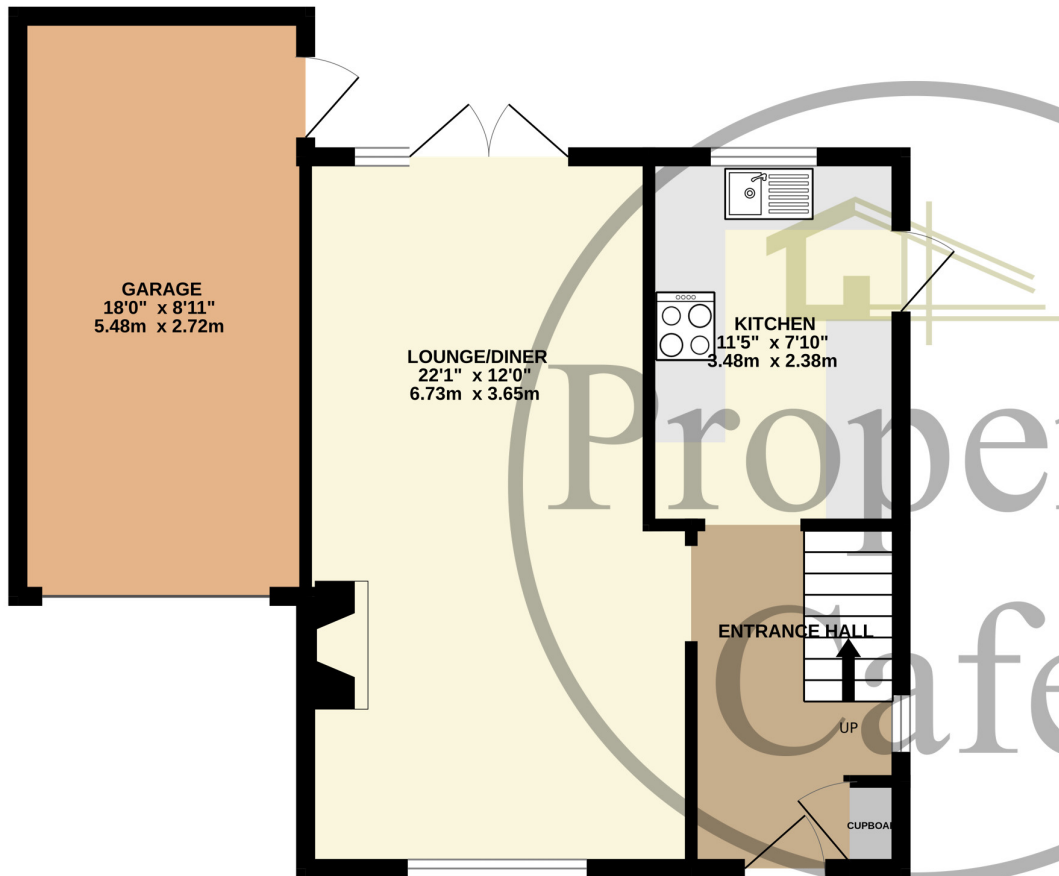




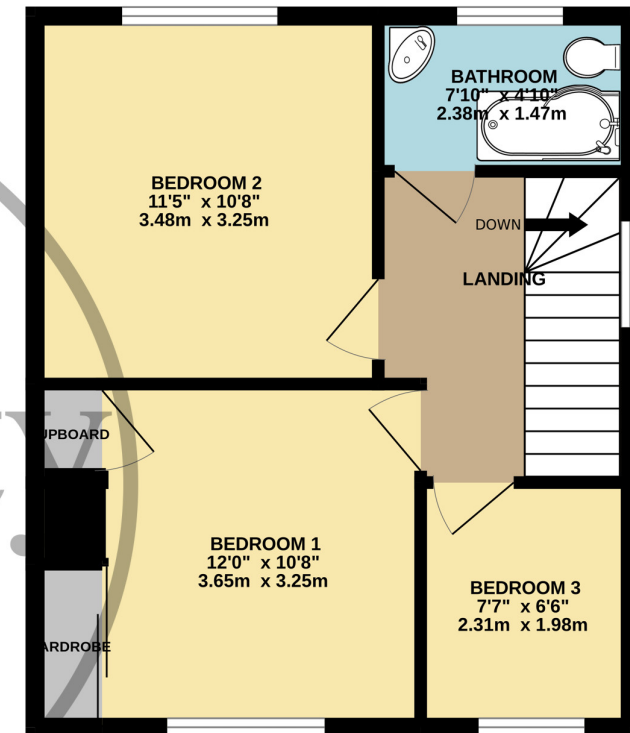
Property Cafe are delighted to present to the market this comprehensively refurbished, three bedroom, detached family home for sale in a popular residential location of Bexhill. Accommodation and benefits include; A bright & airy entrance hall with fitted storage cupboard; Spacious, dual aspect lounge/diner with feature fireplace and french doors leading onto the garden; Modern fitted kitchen offering ample cupboard & worktop space in addition to an integrated electric oven & hob as well as space for freestanding white goods. Upstairs consists of three well proportioned bedrooms, two of which are doubles and the master benefitting from fitted wardrobes; A modern fitted family bathroom comprising of bath & overhead shower, wash basin & WC. Externally the property boasts a generously sized west facing private rear garden, a single garage with both up and over door to the front and access via the rear, off-road parking for several cars and a low maintenance front garden. The house is offered for sale in immaculate condition throughout, updated electrics, new boiler & radiators, double glazing and is to be sold with no onward chain. We recommend you view at your earliest convenience.



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



**1ST FLOOR**  
402 sq.ft. (37.4 sq.m.) approx.




**TOTAL FLOOR AREA : 964 sq.ft. (89.6 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:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central. Open Fire.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (66)  
**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a very popular residential area of Bexhill close by to excellent primary & secondary schools, hospital and positioned only a short walk to Sidley high street. Bexhill town centre itself 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 pharmacy & post office. There is a regular bus service 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 Detached Family Home For Sale
  - Modern Fitted kitchen
  - Generous West Facing Garden
  - Modern Fitted Bathroom
  - Single Garage & Off-Road Parking
- Immaculately Presented Throughout
- Gas Central heated & Double Glazed
- Comprehensively Refurbished Throughout
  - Sold With No Onward Chain
  - Viewing Highly Recommended.