



44 Ward Way, Bexhill-on-Sea, East Sussex, TN39 4HL

A Spacious Detached Bungalow In Elevated Position Offering Stunning Views £389,950

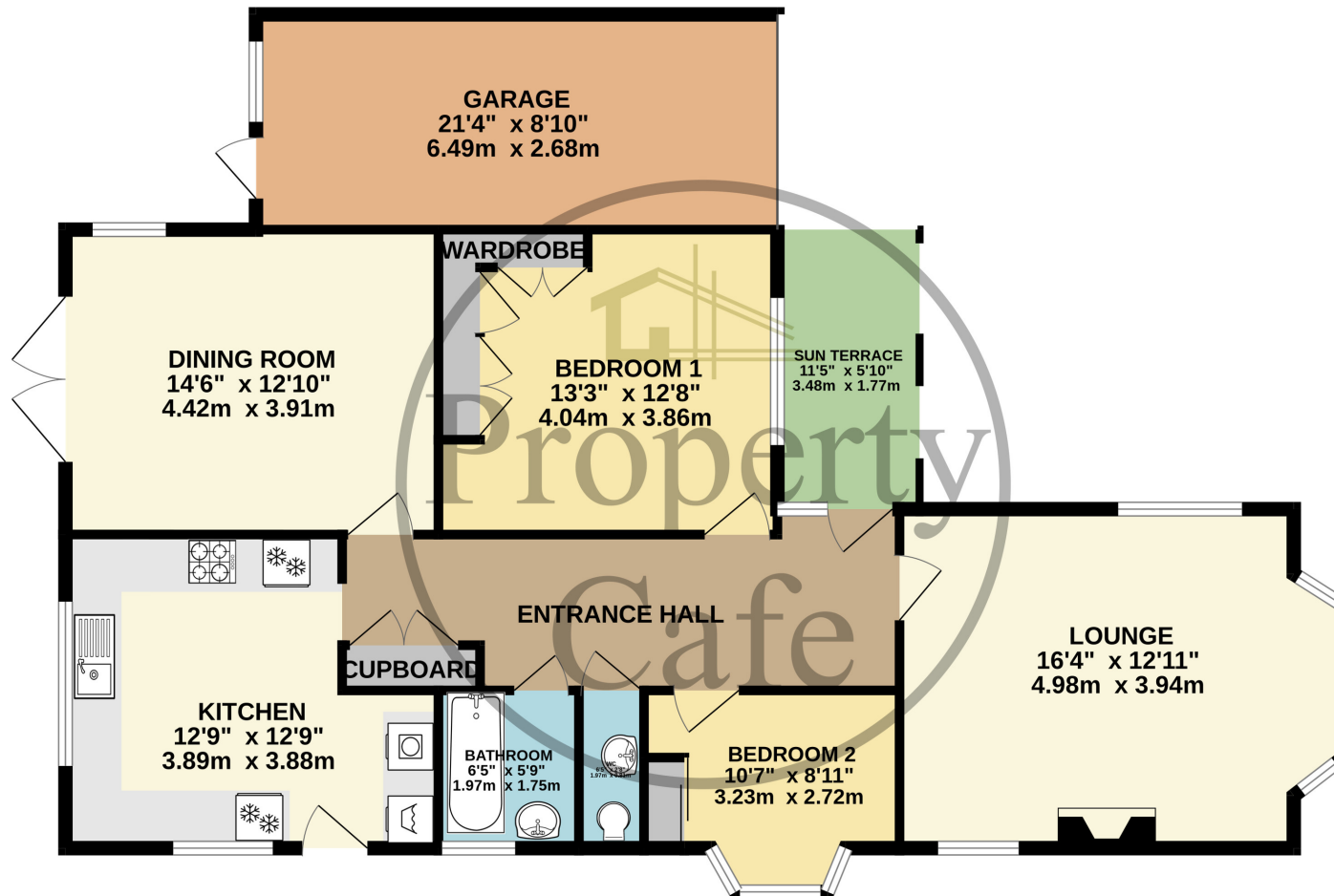




The Property Cafe Is Delighted To Offer For Sale This Spacious Larkin Built Detached Bungalow Situated In A Quiet West Bexhill Location * Benefits & Accommodation Include * A Spacious & Bright Inner Hall * Two Bedrooms & Two Receptions / Versatile & Spacious Accommodation * Triple Aspect South Facing Lounge With Fire Place & Lovely Panoramic Views * A Separate Dining Room (Poss Bed x3) * Family Bathroom & Separate W.C * Modern Well Equipped Fitted Kitchen * Well Presented & Decorated Throughout * Central Heating & D.Glazed Throughout * An Elevated Position, Drive & Single Garage * Rear Patio Area & Raised Rear Lawn * Lovely Panoramic Views & Distant Sea Glimpse * A Lovely Peaceful Cul-De-Sac Location * Covered South Facing Sun Terrace * Mature & Well Stocked Front & Rear Gardens * Internal Viewing Highly Recommended * A Realistically Priced Property * Viewing Recommended * Call Our Bexhill Sales Team On 01424 224488 ...



GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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A Spacious Larkin Built Detached Bungalow * Two Bedrooms & Two Receptions * Versatile & Spacious Accommodation * Triple Aspect South Facing Lounge * Separate Dining Room (Poss Bed x3) * Family Bathroom & Separate W.C * Fitted Kitchen * Well Presented & Decorated Throughout * Enjoying An Elevated Position With Drive & Single Garage * Panoramic Views & Sea Glimpse * Lovely Peaceful Cul-De-Sac Location





The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious Larkin Built Detached Bungalow
 - Two Bedrooms & Two Receptions
 - Versatile & Spacious Accommodation
 - Triple Aspect South Facing Lounge
 - Separate Dining Room (Poss Bed x3)
 - Family Bathroom & Separate W.C
 - Modern Well Equipped Fitted Kitchen
- Well Presented & Decorated Throughout
- Central Heating & D.Glazed Throughout
 - Elevated Drive & Single Garage

- Rear Patio Area & Raised Rear Lawn
- Lovely Panoramic Views & Sea Glimpse
- Lovely Peaceful Cul-De-Sac Location
- Can Be Used As A Three Bed Bungalow
 - Covered South Facing Sun Terrace
 - Mature Front & Rear Gardens
- Sought After West Bexhill Location
 - A Realistically Priced Property
- Internal Viewing Highly Recommended