



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£375,000** 43 Downlands Close, Bexhill-on-Sea TN39 3PP  
3 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

We are delighted to offer for sale this detached house with excellent further potential. Located in the increasingly popular Collington area of west Bexhill, this spacious detached property boasts a substantial rear garden and no onward chain. Accommodation includes: An enclosed entrance porch opens into the inner hallway. The living room has a feature fireplace and a bay window. The separate dining room has doors opening onto the rear garden. Matching wall and base units are featured in the kitchen finished with laminate straight edge worktop surfaces. There is space and plumbing for appliances in the kitchen, together with access into the sun room over looking the rear garden. A shower room and three bedrooms are located on the first floor. Furthermore, the property has a ground floor cloakroom, double glazing and gas central heating. You are strongly advised to view this property as soon as possible to appreciate the location and potential it offers!



### Key Features:

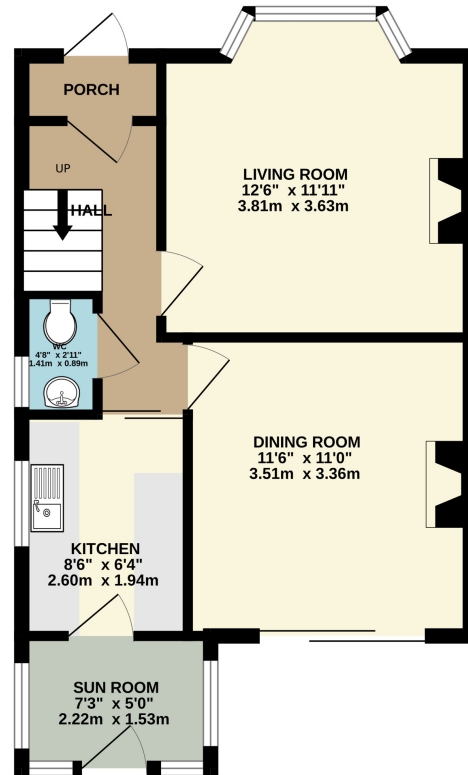
- Detached House
- Two Reception Rooms
- No Onward Chain
- Some Modernisations Required
- Three Bedrooms
- Substantial Rear Garden
- Popular Collington Location
- Shared Driveway With Own Parking Space

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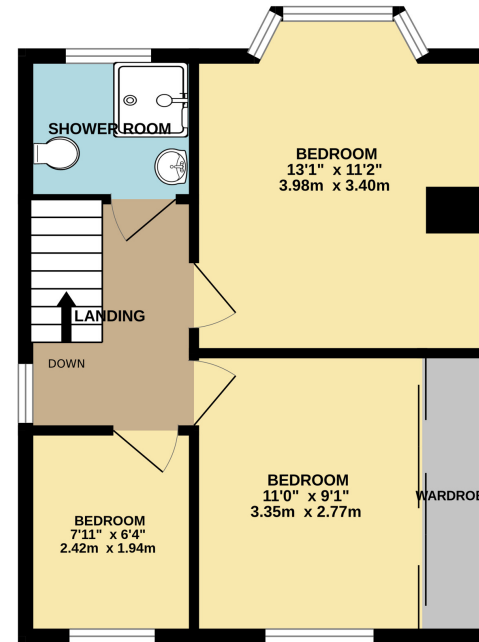
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GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Exterior

Mature trees including Apple and Pear trees and shrubs offer seclusion to the front of the property, there is a small front garden and off road parking to the side.

The substantial rear garden is predominantly laid to lawn, with well-established plants, shrubs and trees. Additionally, there are patio areas ideal for alfresco dining, side access is available, garden sheds and the garden is fenced and enclosed to all sides.

### 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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