



3 Hillcrest Avenue, Bexhill-on-Sea, East Sussex, TN39 4DA

An Immaculate Family Home with Stunning West Facing Landscaped Garden £425,000 - Freehold









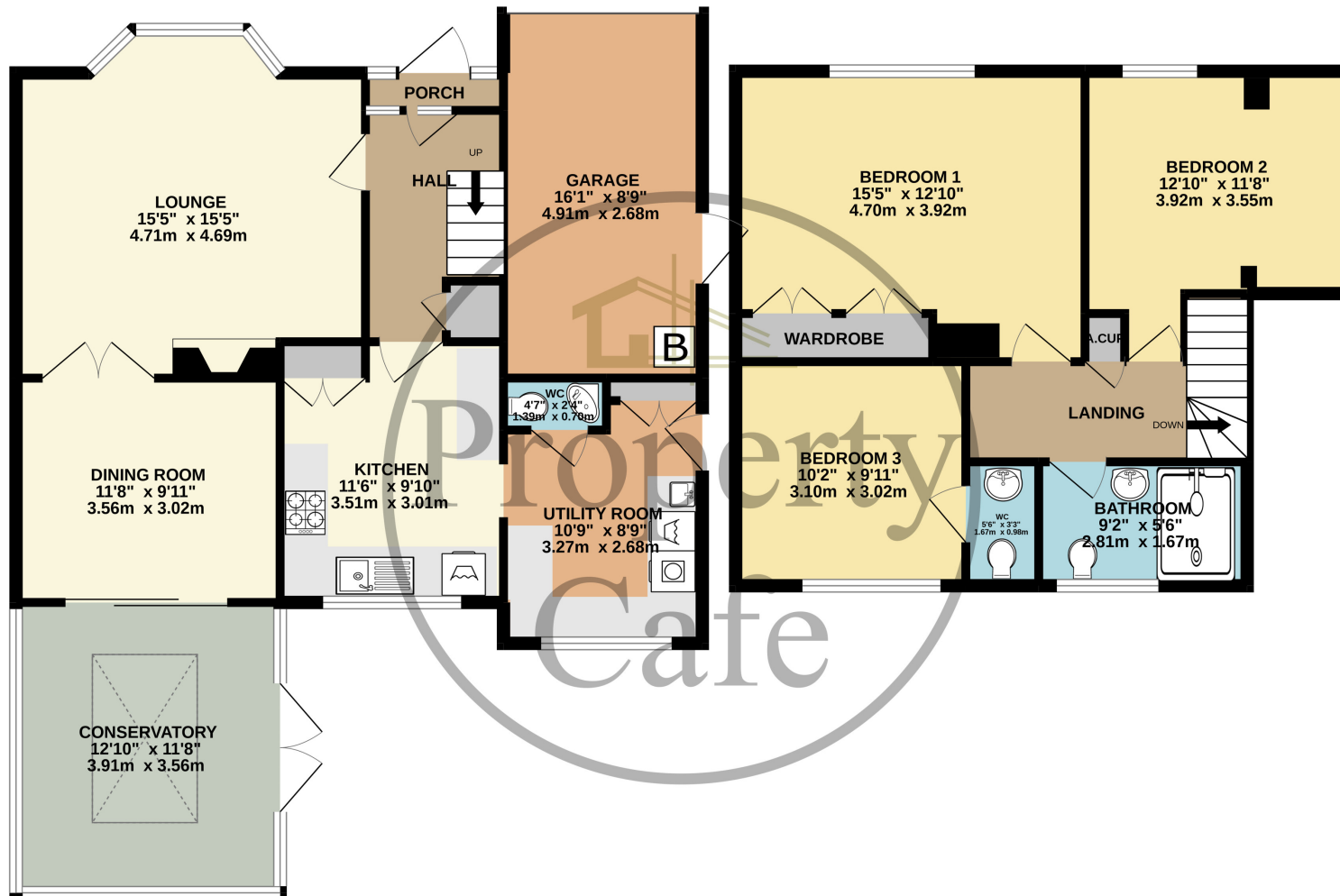
The Property Cafe is delighted to offer for sale this immaculate Three Bedroom Detached Family Home situated in a quiet residential location close to Bexhill Downs. Accommodation & Benefits Include: A secure entrance porch with inner door leading into an immaculate entrance hall, a spacious lounge with large double glazed bay window & internal doors opening through to a good size separate dining room, a modern conservatory with views across the stunning garden, a modern fitted kitchen and additional utility room. On the first floor there are three good size double bedrooms and a modern family bathroom. Externally there is a driveway to the front providing off street parking and a substantial West facing rear garden. An early internal viewing is considered essential to fully appreciate the accommodation this fine house has to offer.

Location: The property is situated within a quiet residential area with a parade of local shops nearby. Being located just North of the main town within easy access of both Bexhill & Sidley Town Centre's, that offers an excellent range of independent shops and amenities serving the local residents. Within the Bexhill 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. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.



GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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 D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (64)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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> 		



An Immaculate Three Bed Family Home \* Sought After & Quiet Location \* Spacious Lounge With Bay Window \* Separate Family Dining Room \* Conservatory Overlooking Garden \* Modern & Immaculate Throughout \* Modern Fitted Family Bathroom \* Fitted Kitchen & Separate Utility Room \* Beautifully Landscaped Rear Garden \* Central Heating & D.Glazed \* Garage with Remote Roller Door & Ample Off Road Parking \* A Spacious Hall & Landing Area \* A Lovely Character Larkin Built Family Home \* An Immaculately Kept Home Both Internally & Externally \* Additional Ground Floor W.C \* Internal Viewing Recommended \* Call Our Bexhill Office 01424 224488







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.

- Immaculate Three Bed Family Home
  - Sought After & Quiet Location
- Spacious Lounge With Bay Window
  - Separate Family Dining Room
- Conservatory Overlooking Garden
- Modern & Immaculate Throughout
  - Modern Fitted Family Bathroom
- Fitted Kitchen & Separate Utility Room

- Beautifully Landscaped Rear Garden
  - Central Heating & D. Glazed
  - Garage & Ample Parking
  - Spacious Hall & Landing Area
- A Lovely Character Larkin Built Home
  - Additional Ground Floor W.C
- Internal Viewing Recommended
- Call Our Bexhill Office 01424 224488