



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£335,000** 24 Eastwood Road, Bexhill-on-Sea TN39 3PS  
🛏️ 3 Bedroom 🚿 2 Bathroom 🪑 3 Reception



## AT A GLANCE...

This attractive 1920s semi-detached home offers versatile accommodation, a west-facing rear garden and the benefit of off-road parking. Ideally situated in the increasingly popular Collington area of West Bexhill, the property is conveniently located close to well-served transport links and schools for all ages.

The house is rich in character and charm, with accommodation comprising a welcoming entrance hall leading to a living room featuring a characterful box bay window. The fitted kitchen offers matching wall and base units, an electric hob and space for additional appliances, with an opening through to the dining room, currently used as a craft room. From here, doors lead into a further reception room which was extended by the current owners and offers flexible usage. A modern fitted shower room is accessed from this space, along with doors opening directly onto the rear garden.

To the first floor are three bedrooms, two of which retain original fireplaces, along with a family bathroom. Further benefits include double glazing throughout and gas central heating via a boiler installed in 2022. To fully appreciate all that this charming home has to offer, early viewing is highly recommended.



### Key Features:

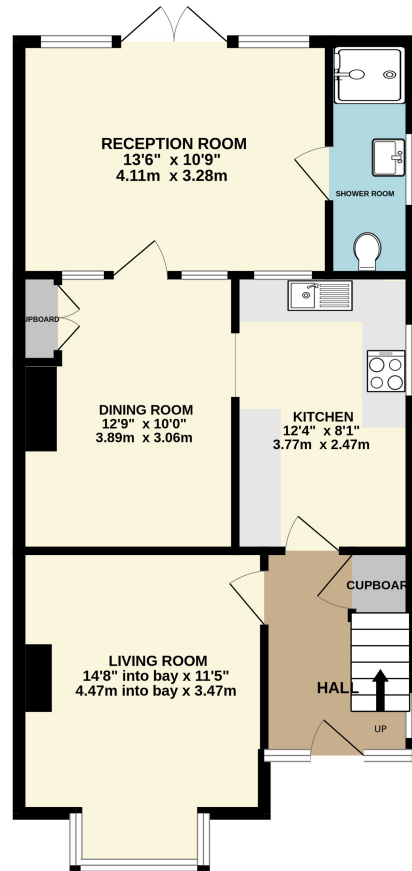
- 1920's Semi-Detached House
- Two Bathrooms
- West Facing Garden
- Popular Collington Location
- Three Bedrooms
- Off Road Parking
- Three Reception Rooms
- Abundant Character & Charm

24 Eastwood Road, Bexhill-on-Sea, East  
Sussex, TN39 3PS

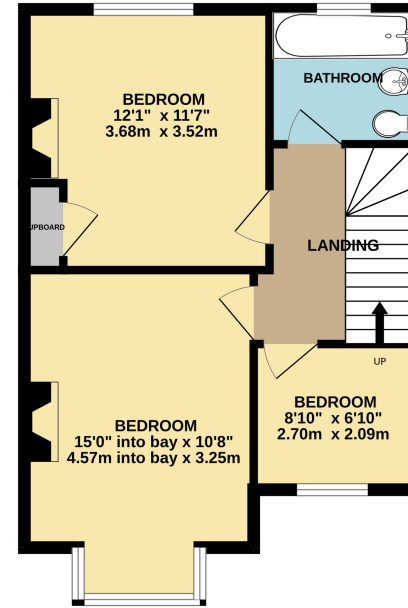
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GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 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.



### Exterior

There is a low-maintenance garden at the front of the property together with gated access to the rear, a storm porch and off-road parking. The rear garden is generously sized and predominantly laid to lawn. You will find a wide range of well-established shrubs and trees, a garden to shed to the rear and a patio area where you can enjoy alfresco dining.

### Location

Within a 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 just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.8 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Schools for all ages are also close by.

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