



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£329,500** Cumberland Road, Bexhill-on-Sea TN39 5BU  
🛏️ 4 Bedroom    🚿 2 Bathroom    🛋️ 2 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this spacious and modern, extended semi-detached house. The house offers a versatile layout and accommodation that includes a lounge to the front of the property that leads through to an impressive kitchen/diner. The kitchen offers a range of matching wall units, base units and laminate work surfaces. Integrated appliances include a dishwasher, washing machine, oven/grill and a hob with an overhead extractor fan. There is ample space for a dining table & chairs, a tumble and there is a door opening out to the rear garden. Adjacent to the kitchen you will find a considerable extension. Currently arranged as a playroom, further reception room and a wet room. In our opinion, this space could be ideal for annexe potential. On the first floor you will find two good-sized double bedrooms and a family bathroom. The loft space has a velux window and fully boarded flooring area, ideal for further conversion subject to local planning and building regulations. Furthermore, the house benefits from double glazing, gas central heating and a 3.2Kw solar panel system fitted with a 6.5Kwh battery storage system reducing the electricity bill to £0 over the year.

Cumberland Road, Bexhill-on-Sea, East  
Sussex, TN39 5BU

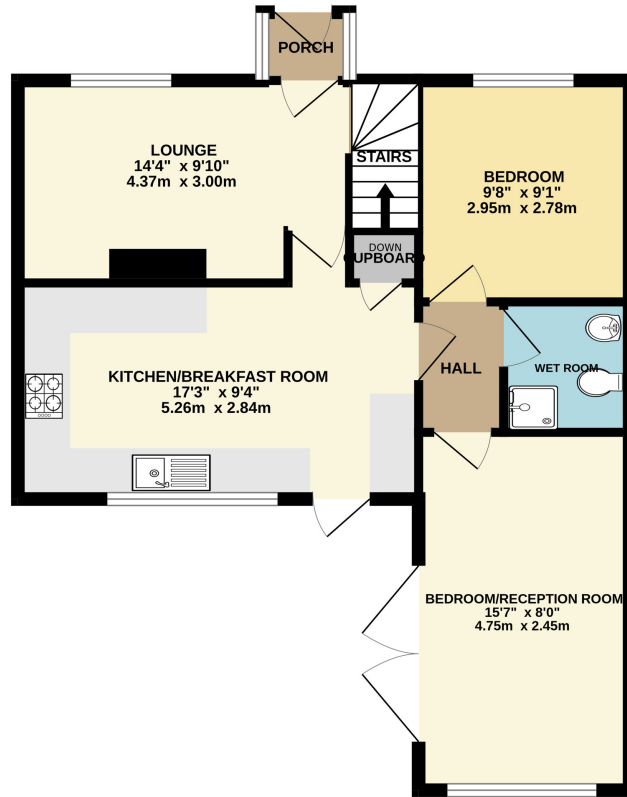
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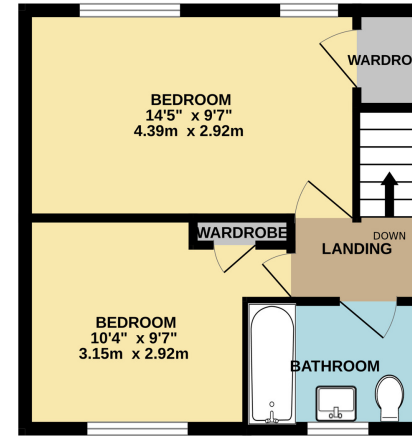
### Key Features:

- Extended Semi-Detached House
- Two Bathrooms
- Off Road Parking
- Double Glazing & Gas Central Heating
- Four Bedrooms
- South-Facing Garden
- Versatile Layout
- Close To Local Schools

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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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>		74
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### OUTSIDE -

To the front of the property, there is off-road parking with an electric car charging point. The rear garden is south-facing with an area laid to lawn, a raised decking area ideal for alfresco dining and a timber-framed garden shed.

### LOCATION

The house is situated within proximity to local Schools & amenities. Bexhill Town Centre & seafront promenades are just 1.5 miles away and Bexhill mainline railway station is just 1.5 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. A selection of children's nurseries, primary Schools and Secondary Schools are all within walking distance.

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