



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£400,000** 40 Sandown Way, Bexhill-on-Sea TN40 2NL  
Offers in excess of 3 Bedroom 2 Bathroom 1 Reception







## AT A GLANCE...

This recently refurbished detached bungalow is deceptively spacious and comes without an onward chain. A quiet location just over a mile from the seafront promenade, town centre and mainline train station with accommodation including; a spacious living room/diner with floor-to-ceiling windows and an attractive fireplace. In the newly fitted modern kitchen, there are matching wall and base units with an integrated oven & hob and fridge/freezer. It also has a door leading out to the side of the house and a door leading into the dining area. There are three bedrooms in the bungalow. The master bedroom has an en-suite shower room, and there is also an additional bathroom with a separate WC. Furthermore, the property comes with gas central heating and double glazing.



40 Sandown Way, Bexhill-on-Sea, East  
Sussex, TN40 2NL

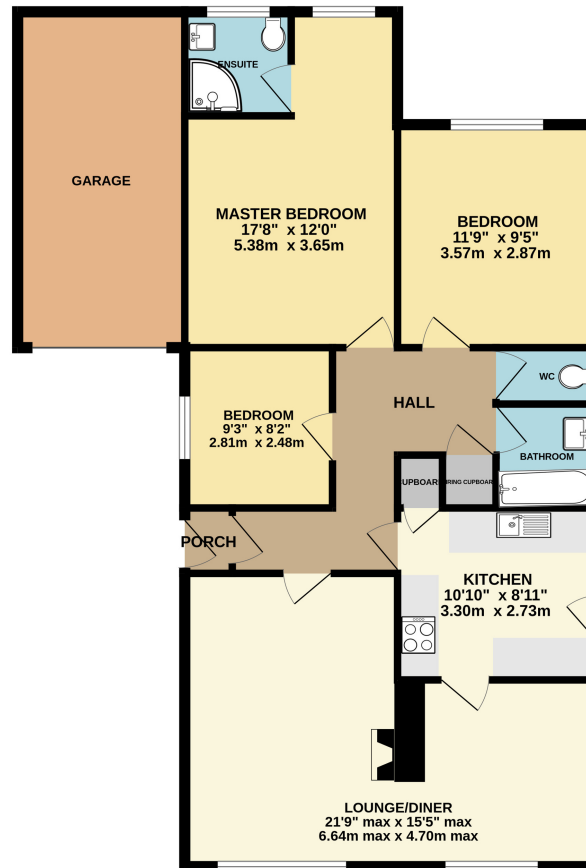
 3 Bedroom  2 Bathroom  1 Reception

### Key Features:

- Detached Bungalow
- Recently Refurbished
- Two Bathrooms
- No Onward Chain
- Quiet Location
- Three Bedrooms
- Off Road Parking & Garage

  
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GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.




TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

### Exterior

There is a driveway for off road parking and a small garden to the front of the property. The rear garden is predominately laid to lawn with newly laid patio areas ideal for alfresco dining.

### Location

The property is situated within close proximity to bus routes into Bexhill, Hastings, and Eastbourne. Ravenside retail park and the beach at Glyne Gap are just 1 mile away and Bexhill seafront and the iconic De La Warr Pavilion are also just 1 mile away. You will find local convenience stores, well-regarded primary schools, secondary schools, and Bexhill College, currently rated as 'outstanding' is also a very short walk away.

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