



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£450,000 117 De la Warr Road, Bexhill-on-Sea TN40 2JN
🛏 3 Bedroom 🛁 1 Bathroom 🛋 2 Reception



AT A GLANCE...

An abundance of natural light streams into this well-maintained detached house, boasting a substantial rear garden. The property is convenient to a number of well-regarded schools and amenities, as well as offering a range of accommodation, including; A large porch opening into the welcoming entrance hall. The dual aspect living room has a feature open fireplace and double doors to the rear garden. Adjacent to the living room is a separate dining room with a feature fireplace and bay window. Additionally, the ground floor has a cloakroom and a modern fitted kitchen/breakfast room. In the kitchen, you will find a range of matching wall and base units with an integrated double oven, a hob with hot plate, a dishwasher, as well as space for utilities and plumbing. On the first floor, you will find two dual-aspect double bedrooms with distant sea views, a further double bedroom, a family bathroom, and a separate WC. A large, insulated loft space, as well as modern double glazing and gas central heating, further enhance the property's appeal. Your earliest viewing is highly recommended to truly appreciate this property's features.

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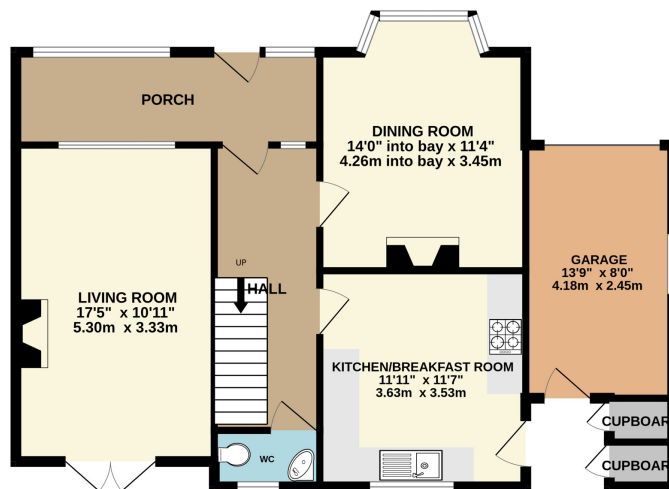


Key Features:

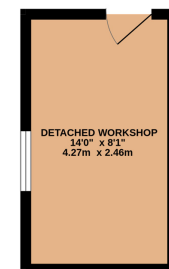
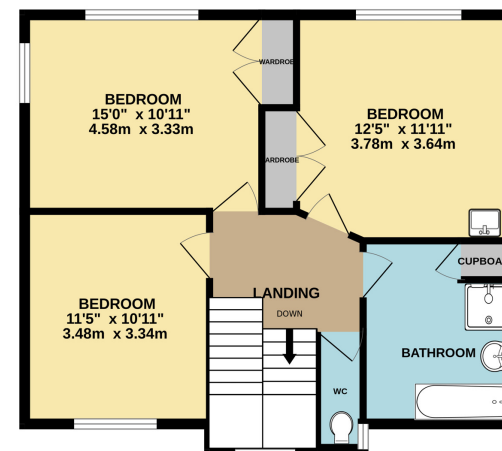
- Well-Presented Detached House
- Substantial Rear Garden With Outbuilding
- Living Room & Separate Dining Room
- Distant Sea Views From First Floor
- Three Good Sized Double Bedrooms
- Off Road Parking & Garage
- Close To Schools For All Ages
- Modern Kitchen/Breakfast Room


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GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is off-road parking at the front of the property and a low-maintenance garden. The substantial rear garden is predominantly laid to lawn with a variety of well-established trees and shrubs. There is a detached workshop in the rear garden, two large brick built storage cupboards and side access to the front of the property. The garage has an open and over door, a double glazed window, a door to the rear garden and the garage roof was replaced in 2024.

Location

Located in a popular area of Bexhill, the property has a great location. Close by you will find well-regarded primary schools. St Richards Catholic College and Bexhill 6th form College, both rated by OFSTED as outstanding are within walking distance. You are just one mile from the iconic seafront promenade, the town centre, and the mainline railway station, which provides regular routes to Hastings, Eastbourne, Brighton, Gatwick, and London. Ravenside retail park is also within walking distance.

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