



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

20 Silvester Road, Bexhill-on-Sea, East Sussex TN40  
**£259,950** <sup>2AY</sup>  
2 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

Character and charm are evident throughout this impressive mid-terrace house, which has undergone great improvements under current ownership, restoring character with modern fixtures.

This charming house is located in Bexhill's popular Chantry area. It offers accommodation that includes an enclosed entrance porch leading to a living room with an exposed brick fireplace. The separate dining room also benefits from a feature fireplace, a useful storage cupboard and an opening into the modern fitted kitchen. With matching wall and base units, the kitchen benefits from an integrated oven and hob, space for appliances and double doors opening out to the rear garden. The ground floor also includes a modern fitted bathroom suite.

The landing leads to a spacious double bedroom with a built-in storage cupboard on the first floor, as well as a second double bedroom converted by a stud wall to create two bedrooms.

Moreover, the house has gas central heating through a combi-boiler that was installed just 5 years ago, and is double glazed throughout.

It is highly recommended that you view the property at your earliest convenience to fully appreciate all that it has to offer!

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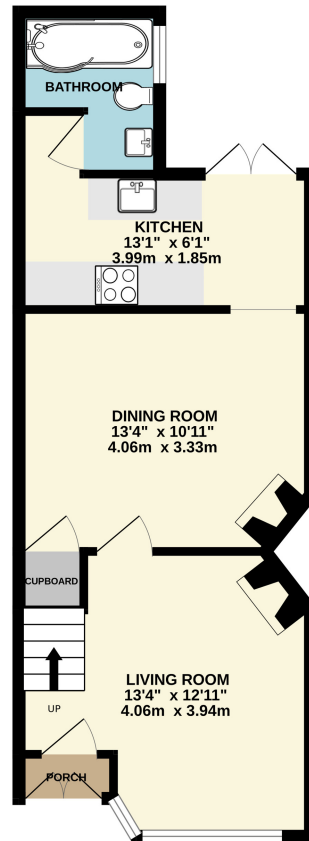


### Key Features:

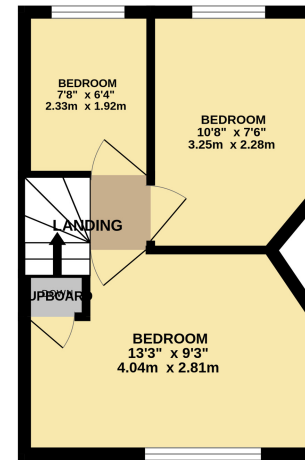
- Charming Terraced House
- Two Bedrooms
- Popular Chantry Location  
In Bexhill Old Town
- Working Fireplaces
- Modern Fixtures & Fittings
- Landscaped Rear Garden
- Two Reception Rooms
- Double Glazing & Gas  
Central Heating

  
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GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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### Exterior

The rear garden has been beautifully landscaped to create a versatile outdoor space. Being predominately laid to lawn with well-stocked borders, a built-in trampoline and seating area's where you can enjoy alfresco dining.



### Location

The house is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School, also close by to many other well-regarded schools for all ages.

Bexhill town centre, and the iconic seafront promenades are just under a mile away, together with the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria and well-regarded restaurants.

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