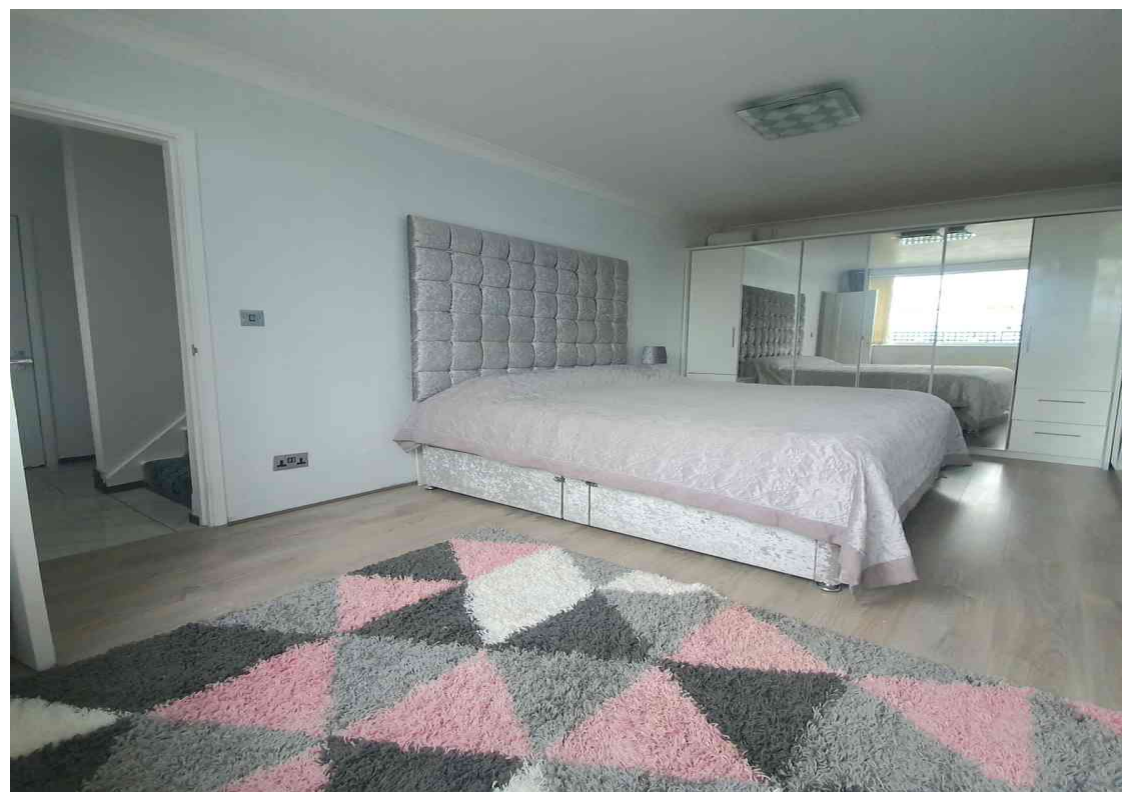




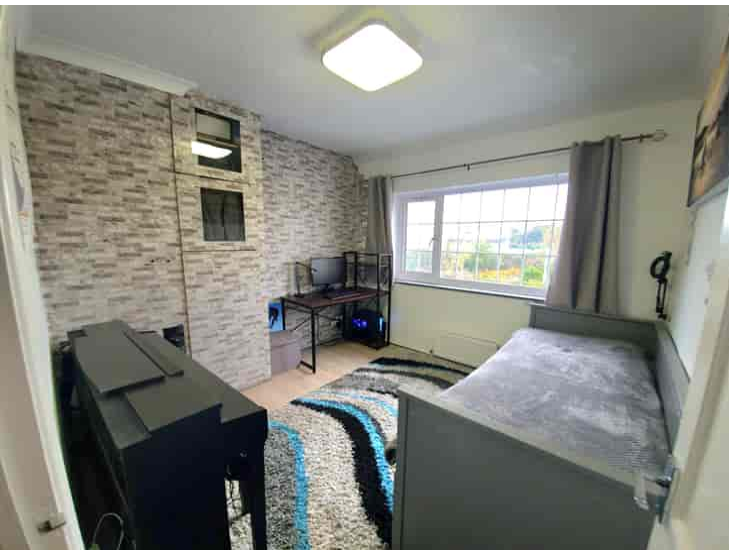
Rivendell 144 London Road, Bexhill-on-Sea, East Sussex, TN39 4AA

A Comprehensively Refurbished & Substantially Extended Five Bedroom Family Home £425,000 - Freehold



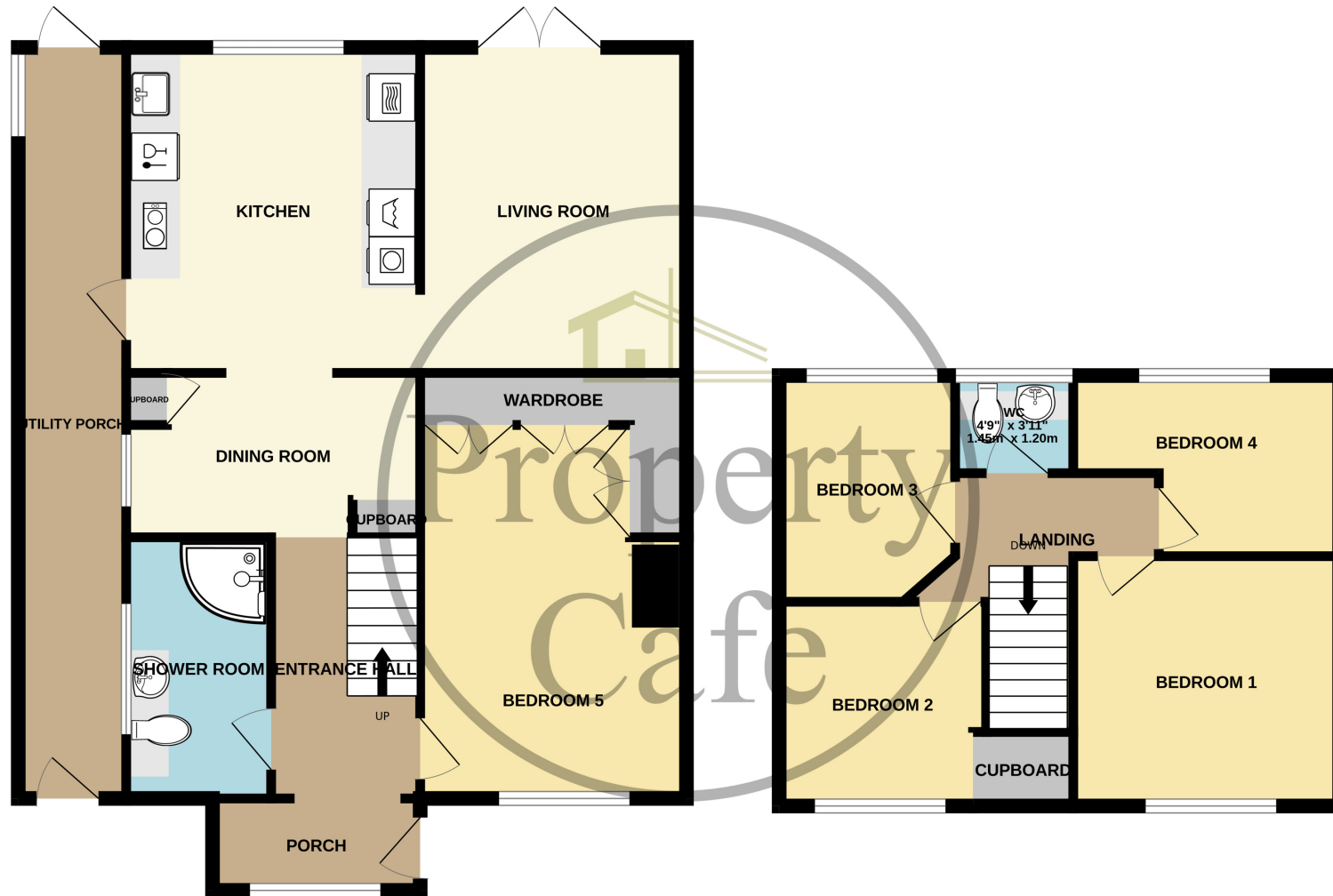


A Substantially Extended & Comprehensively Renovated Five Bedroom Semi-Detached Family Home * A Highly Energy Efficient Family Home With Five Good Size Family Bedrooms * A Spacious Porch & Inner Hall * A Good Size Lounge With Patio Doors * A Modern Fitted Kitchen * Bespoke Family Shower Room * Bespoke First Floor Cloakroom * Energy / Income producing Solar Panels & Highly Efficient Central Heating Boiler * Insulated & Fully Boarded Loft * Triple Glazed Windows Throughout * Fitted With Super Fast Cat 6 Internal Ethernet Throughout (FTTP) * A Good Size Insulated Garden Lodge / Office * A Useful Full Length Utility Porch * Immaculate Decor & Condition Throughout * Off Road Parking For Multiple Cars * Private Low Maintenance Rear Garden * Flexible & Versatile Accommodation * Internal Viewing Essential * Please Call Our Bexhill Office 01424 224488



GROUND FLOOR

1ST FLOOR



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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Bedrooms: 5
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply. Solar PV Panels.
EPC Rating: A (95)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	95	96
(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	



A Highly Energy Efficient Family Home With Five Good Size Bedrooms * Spacious Porch & Good Size Inner Hall * Family Lounge With Patio Doors * A Modern Fitted Kitchen * Bespoke Family Shower Room * First Floor Cloakroom W.C * Triple Glazed Windows Throughout * Super Fast Fibre Cat 6 Ethernet (FTTP) * Energy Producing Solar Panels * Insulated Garden Lodge / Office * Useful Full Length (30ft) Utility Porch * Off Road Parking For Multiple Cars * Private Low Maintenance Rear Garden.





The property is situated within close walking distance of Bexhill Town Centre that offers an excellent range of independent shops and amenities serving the local residents, with vibrant local pubs and restaurants, excellent Doctors surgery's, Dentists, pharmacy & main post office. Bexhill is renowned for its enjoyable coastal living with its wide beaches, activities for all as well as the iconic De La Warr Pavilion regularly featuring bands, shows and international artists. Short walks to the well regarded education levels from nurseries, multiple primary schools, Secondary as well as Bexhill College. Central access to Bus routes as well as Bexhill and Colington Mainline Train stations with routes to Brighton, Ashford international or London. Alternatively using the nearby link Road with swift access to the A21, London, the coastal routes to Brighton & indeed Kent.

- Immaculate Five Bed Family Home
- Five Good Size Family Bedrooms
 - Spacious Porch & Inner Hall
 - Family Lounge With Patio Doors
 - Good Size Modern Fitted Kitchen
- A Highly Energy Efficient Family Home
 - Energy Producing Solar Panels
 - Bespoke Family Shower Room
- Highly Efficient Central Heating Boiler
 - Bespoke First Floor Cloakroom

- Insulated & Fully Boarded Loft
- Triple Glazed Windows Throughout
 - Insulated Garden Lodge / Office
- Super Fast Internal Ethernet (Cat 6 : FTTP)
 - Immaculate Decor & Condition
 - Off Road Parking For Multiple Cars
- Private Low Maintenance Rear Garden
- Flexible & Versatile Accommodation
 - Internal Viewing Essential
- Please Call Our Bexhill Office 01424 224488