




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£300,000 15 School Place, Bexhill-on-Sea, East Sussex TN40 2PX
Offers Over  3 Bedroom  1 Bathroom  1 Reception



AT A GLANCE...

This semi-detached house is well located a short walk to Glyne Gap beach, Ravenside retail park and schools for all ages. Boasting abundant natural light, distant sea views from the first floor and modern fixtures and fittings throughout.

The property includes a dual aspect lounge/diner with double doors leading out to the rear garden and ample space for both living room and dining room furniture. There is a cloakroom on the ground floor and a modern kitchen featuring matching wall and base units with an integrated oven, hob and under counter fridge & freezer. The kitchen has space for a washing machine and a door to the rear garden. The first floor landing leads to three bedrooms and a modern fitted bathroom suite.

Two of the bedrooms boast far fetching views and a distant sea view and one of the bedrooms has extensive built-in wardrobes. Furthermore, the property benefits from gas central heating via a regularly serviced digital boiler and double glazing. To appreciate the property and its location in full, your early viewing comes highly recommended!

15 School Place, Bexhill-on-Sea, East
Sussex, TN40 2PX

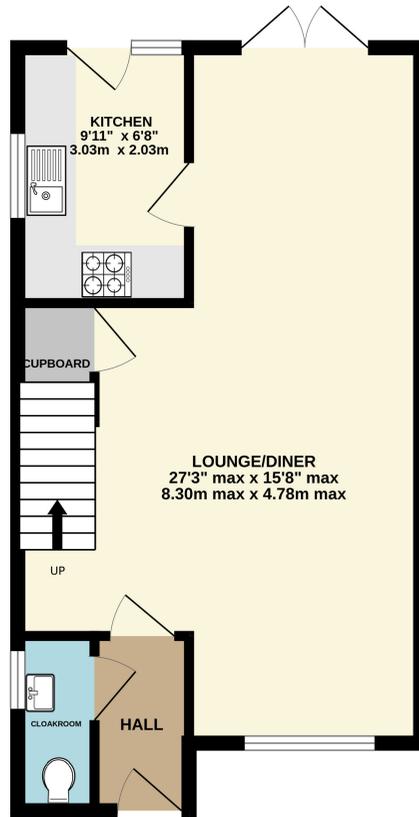
 3 Bedroom  1 Bathroom  1 Reception



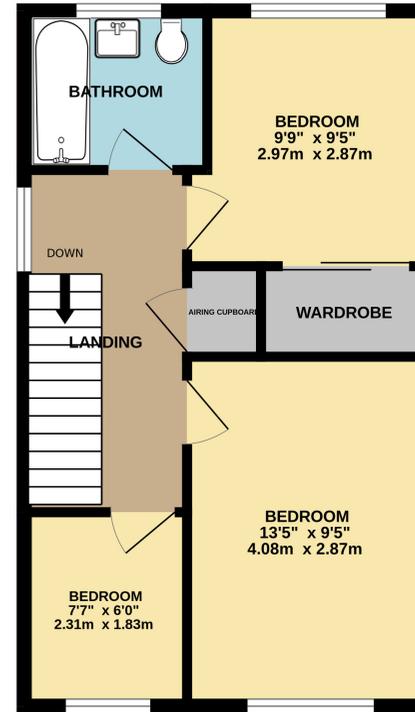
Key Features:

- Modern Semi-Detached House
- West Facing Rear Garden
- Modern Kitchen & Bathroom
- A Short Walk To Glyne Gap Beach & Ravenside
- Three Bedrooms
- Off Road Parking & Garage
- Distant Sea Views From First Floor
- Double Glazing & Gas Central Heating

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(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 a low-maintenance garden the front of the property and gated side access to the rear garden.

Location

The property is located in a quiet location in School Place. Close by you will find well regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College. Bexhill mainline railway station is just 1.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Ravenside retail park and the beach at Glyne Gap are both within walking distance.

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3 Bedroom 1 Bathroom 1 Reception