



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£895,000 3 Richmond Close, Bexhill-on-Sea TN39 3DW
4 Bedroom 1 Bathroom 3 Reception



AT A GLANCE...

An exceptional 1930s detached house in a highly desirable and rarely available location just 350 yards from the seafront. This delightful house is bursting with charm, character, and original features. It offers generously sized accommodation that includes; An inviting reception hall leading to a dual aspect lounge with a fireplace and rear garden access. There is an impressive orangery that overlooks the rear garden adjacent to the lounge. The modern fitted kitchen comprises a range of matching wall units and base units finished with quartz working surfaces. Integrated appliances include a dishwasher, tower fridge, double oven and an induction hob. Adjacent to the kitchen is a separate utility room with space for appliances and an integral door to the garage. In addition, the ground floor has a separate dining room and a cloakroom. The spacious first-floor landing leads to four good-sized bedrooms and a four-piece modern family bathroom suite. Furthermore, the property has a large partially boarded loft space and double glazing. During 2022 the new kitchen was installed along with a new electrical consumer unit and a new boiler with a Tado app controlled system.

3 Richmond Close, Bexhill-on-Sea, East
Sussex, TN39 3DW

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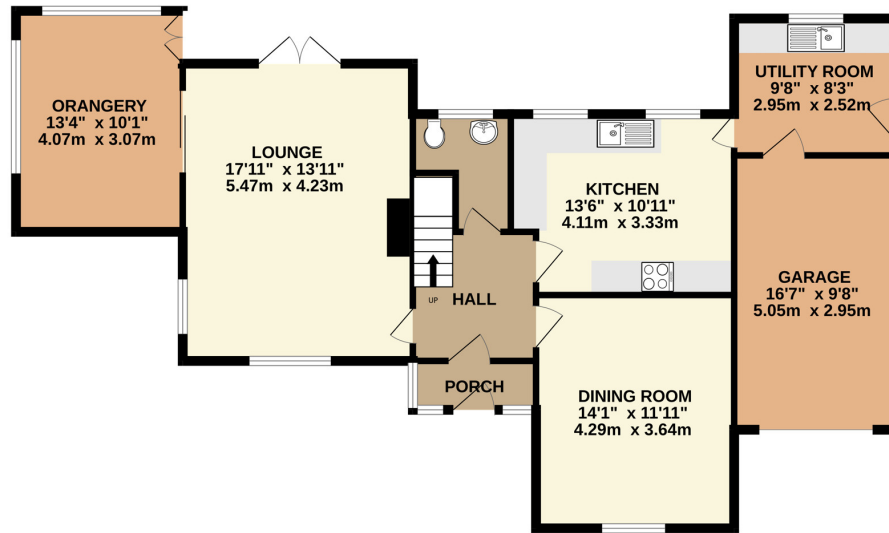


Key Features:

- Exceptional 1930s Detached House
- Four Double Bedrooms
- Stunning West Facing Rear Garden
- Highly Desirable & Rarely Available Location
- Under 350 Yards To Seafront Promenades
- Two Reception Rooms & Orangery
- Off Road Parking & Garage
- Double Glazing & Gas Central Heating


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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Outside

The front of the property has off-road parking and a well-kept garden laid to lawn with mature shrubs. Gated side access is available to the rear garden as well as access into the garage benefitting from power, light & water supply. The rear garden is west facing and predominantly laid to lawn. The garden boasts well-established raised flower beds, seating areas ideal for alfresco dining, vegetable gardens, a garden shed and a pergola.

Location

The property is very short walk to the seafront promenades, just 350 yards! Bexhill Town Centre is 0.7 miles and Collington Station 0.2 miles, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes and well-regarded Primary & Secondary Schools with 'Outstanding' OFSTED can be found within close proximity. Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe is close by. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult & Child football & cricket clubs and a sports bar. You will find local amenities in Collington including a Doctor's surgery, Pharmacy & Tesco Express.

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