



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

15 Cornwall Road, Bexhill-on-Sea, East Sussex TN39  
**£375,000**<sup>3JN</sup>  4 Bedroom  1 Bathroom  2 Reception



## AT A GLANCE...

This deceptively spacious mid-terrace home is ideally positioned in the heart of Bexhill town centre and is offered to the market with no onward chain. Benefitting from a west-facing rear garden, the property is conveniently located within walking distance of local amenities, the iconic seafront promenade, and well-connected transport links.

Blending character and charm with modern fixtures and fittings, the property offers generously proportioned and versatile accommodation throughout. The ground floor features a bright and welcoming living room with a feature fireplace and large bay window, alongside a separate dining room, also boasting a feature fireplace and bay window.

The newly fitted, dual-aspect kitchen is well-appointed with a range of matching wall and base units, space for appliances, and a recently installed Viessmann combination boiler. A door provides direct access to the rear garden. Completing the ground floor is a convenient WC and a further versatile room, perfect as an additional reception room or a fourth bedroom.

On the first floor, a spacious split-level landing leads to three well-proportioned double bedrooms, each retaining character features including fireplaces. One of the bedrooms benefits from an adjoining dressing room, which could also serve as a nursery or home office if required. A family bathroom completes the accommodation.

Early viewing is highly recommended to fully appreciate the space, flexibility, and prime central location this charming home has to offer.



15 Cornwall Road, Bexhill-on-Sea, East  
Sussex, TN39 3JN

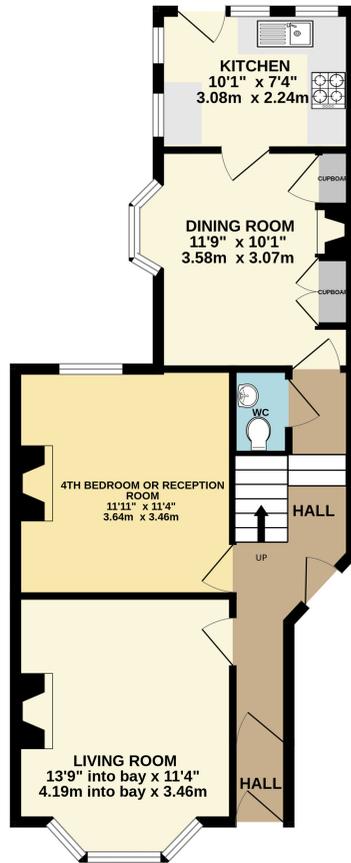
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### Key Features:

- Particularly Spacious Terrace House
- No Onward Chain
- Three/Four Bedrooms
- Abundant Character & Charm With Modern Fixtures & Fittings
- Convenient Town Centre Location
- West Facing Rear Garden
- Two/Three Reception Rooms
- Immaculate Presentation Throughout

  
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GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	84
England, Scotland & Wales		EU Directive 2002/91/EC	

### Exterior

The west-facing rear garden is predominantly laid to lawn, complemented by a decked seating area—perfect for al fresco dining and outdoor entertaining. To the side of the property, there is a useful courtyard space, while the garden also benefits from a shed and additional storage.

### Location

The property is situated in a well-regarded location west of Bexhill town centre. A very short walk to the seafront promenades, Bexhill Town Centre, and the iconic contemporary arts & events venue the De La Warr Pavilion. Train Stations are close by offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes can be found within close proximity, along with well-regarded primary and secondary Schools with 'Outstanding' OFSTED reports. Within a short walking distance you will find Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a café. Adjacent to Egerton Park, Bexhill Museum hosting special events & outdoor bowls green. The Polegrove recreation ground has regular activities including adult and child football.

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