



12 Pages Lane, Bexhill-on-Sea, East Sussex, TN39 3RD  
Four Bedroom Detached House In A Sought After Location £525,000





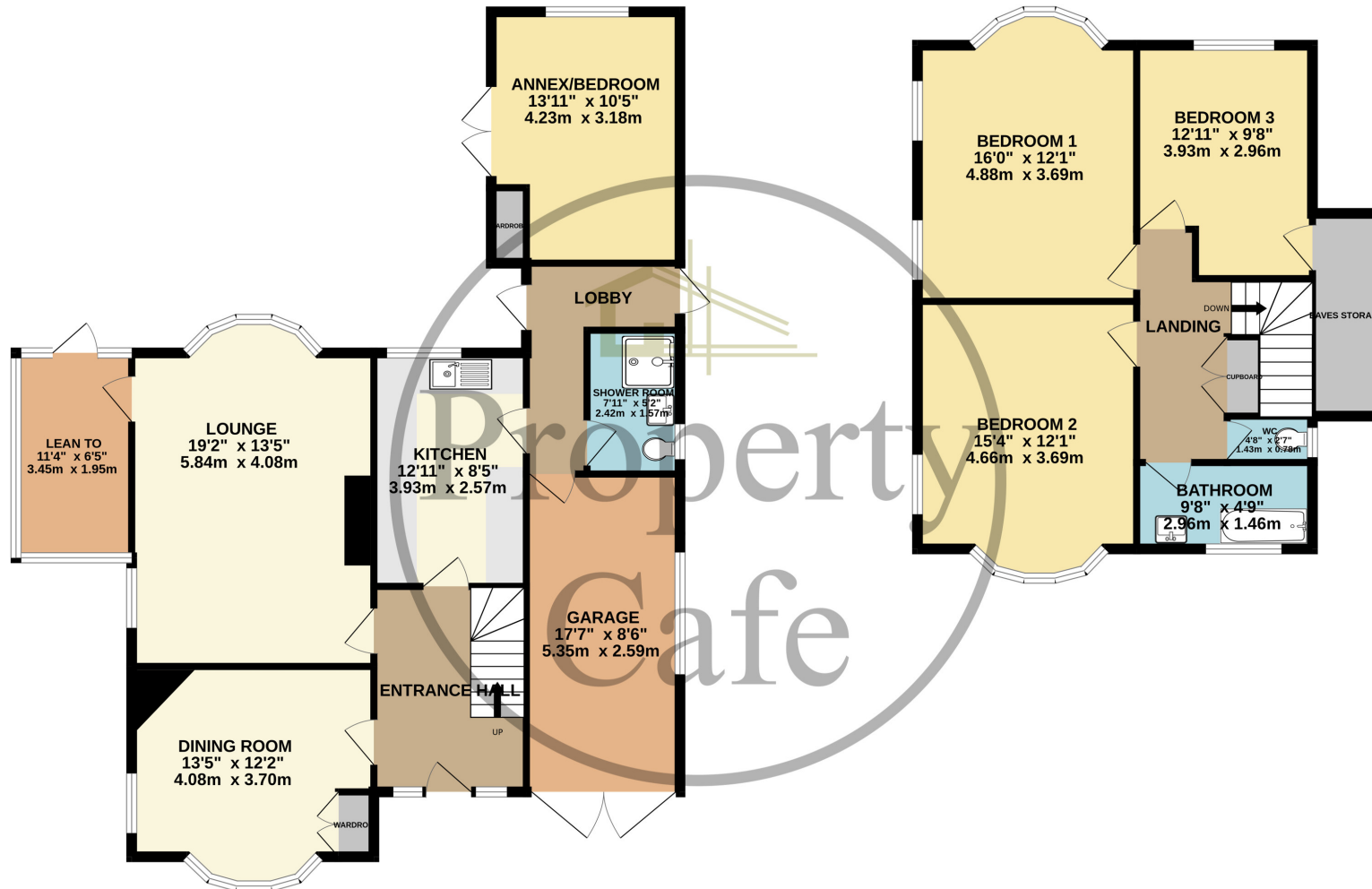
Property Cafe are delighted to present to the market this substantial four bedroom family home, positioned in a sought after pocket of West Bexhill for sale. Accommodation and benefits include; A large entrance hall; Spacious lounge with feature bay window overlooking the garden; Separate dining room; Fitted kitchen offering ample cupboard & worktop space; An extension currently housing a ground floor annex style bedroom with french doors onto the garden and separate shower room. The first floor comprises of three well proportioned double bedrooms; Family bathroom, consisting of bath with overhead shower & wash basin; Separate WC and additional storage space. Externally this property boasts Single garage, off-road parking for multiple cars, an additional lean to and extensive gardens both front and rear. This house is to be sold with no onward chain and we recommend you view at your earliest convenience.

The property is situated in a highly sought after West Bexhill/Collington location, within easy access of both Bexhill Town Centre & Little Common village in addition to walking distance to Bexhill's stunning promenade and beach. The new 'link' road is very close by which of course dramatically reduces the travel time to the Conquest Hospital and access to the main A21 road to London. As you may note the property is within easy walking distance to Collington train station that offers a regular train service to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity. For any additional details about the general area or the facilities available please call our Bexhill Sales team for additional information on 01424 224488



GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Four Bedroom Detached Family Home For Sale
  - Ground Floor Annex Room & Shower Room
  - Spacious lounge & Separate Dining Room
  - Three Well Proportioned 1st Floor Bedrooms
    - Single Garage & Off-Road Parking
- Substantial Front & Rear Gardens
- Well Proportioned Rooms & Potential To Extend
  - Sought After West Bexhill Location
    - Sold With No Onward Chain
    - Viewing Highly Recommended