



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£355,000 5 Eastwood Road, Bexhill-on-Sea TN39 3PR
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

West Bexhill's Collington area is home to this charming 1930s semi-detached house. Character abounds in this house and it features some original features and accommodations including a useful inner lobby opening into the entrance hall. An open-plan kitchen/diner spans the rear of the property and includes matching wall and base units, an integrated fridge/freezer, a dishwasher, an oven, and a hob. A bay window overlooks the rear garden in the dining area, and double doors lead out to the raised deck. There is also a utility room with plumbing and space for appliances on the ground floor, along with a living room with a bay window and an original fireplace. There are three bedrooms on the first floor. Two of the bedrooms have original fireplaces, and there is a modern four-piece bathroom. Additionally, a combination boiler operated by a Hive system provides gas central heating to the home and it is double glazed. A viewing of this property at your earliest convenience is highly recommended in order to appreciate its charm and location.

5 Eastwood Road, Bexhill-on-Sea, East
Sussex, TN393PR

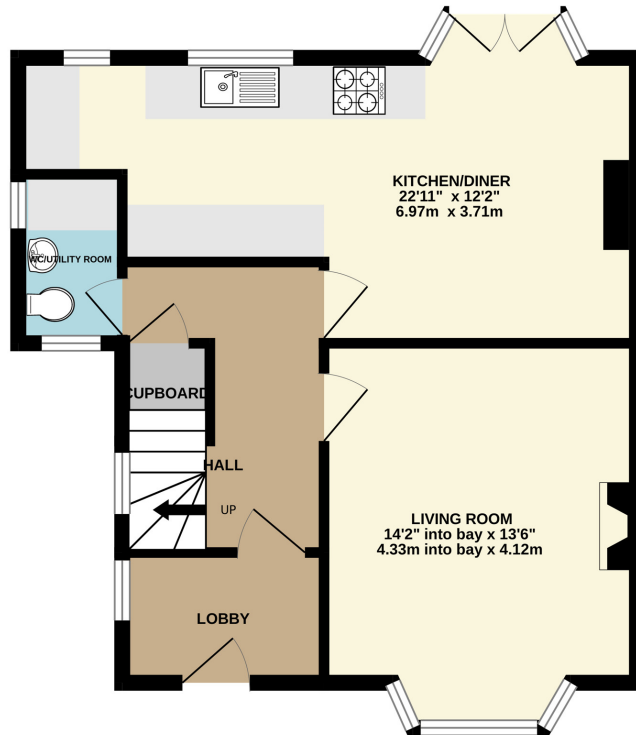
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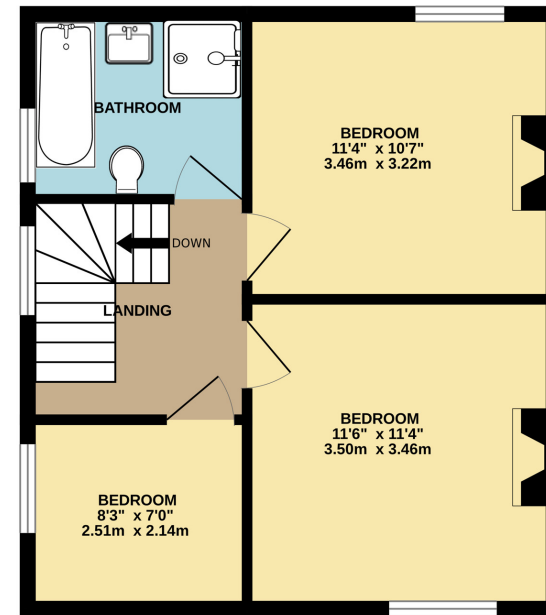
Key Features:

- 1930s Semi Detached House
- Three Bedrooms
- Off Road Parking
- Attractive Rear Garden
- Popular Collington Location
- Modern Four-piece Bathroom Suite
- Open Plan Kitchen Reception Room
- Utility Room

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Location

Within a short walk of the property, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.9 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.8 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Schools for all ages are also close by.

Exterior

There is a low-maintenance walled garden and a block-paved driveway to the front of the property, as well as gated access to the rear. There is an attractive rear garden predominantly laid to lawn with a patio area and a raised deck ideal for alfresco dining. You will also find a summerhouse, garden shed and a variety of well-established plantings.

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