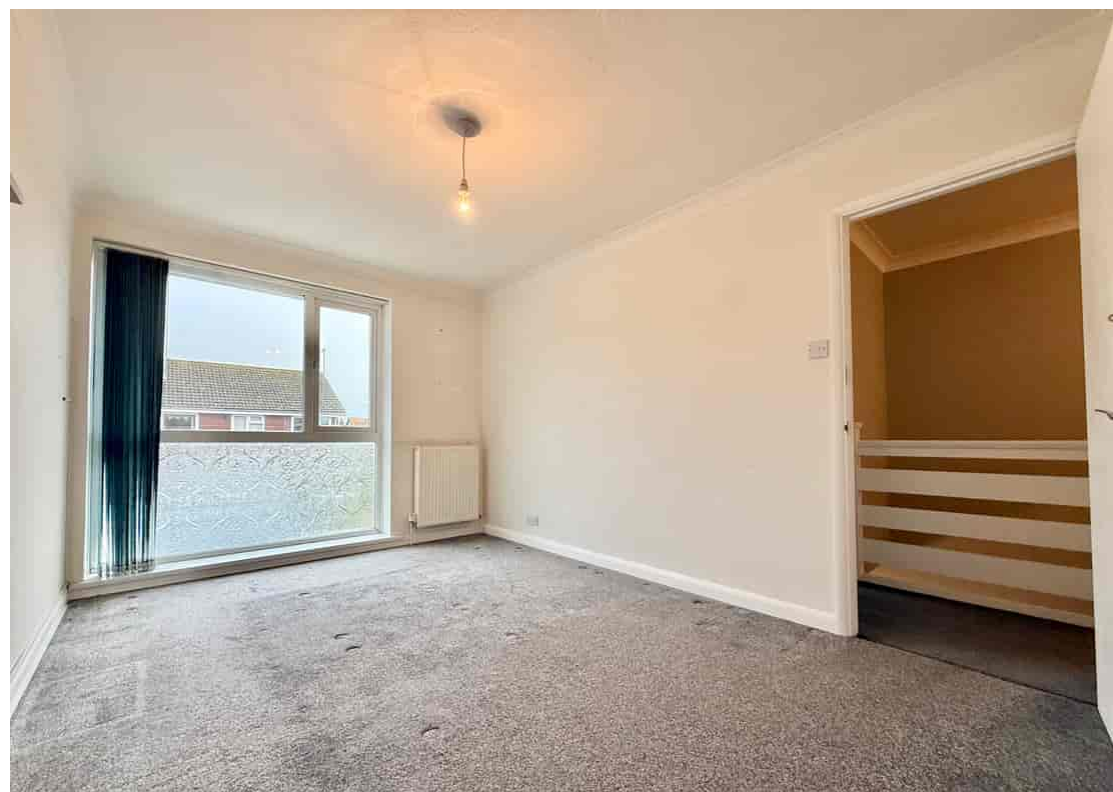
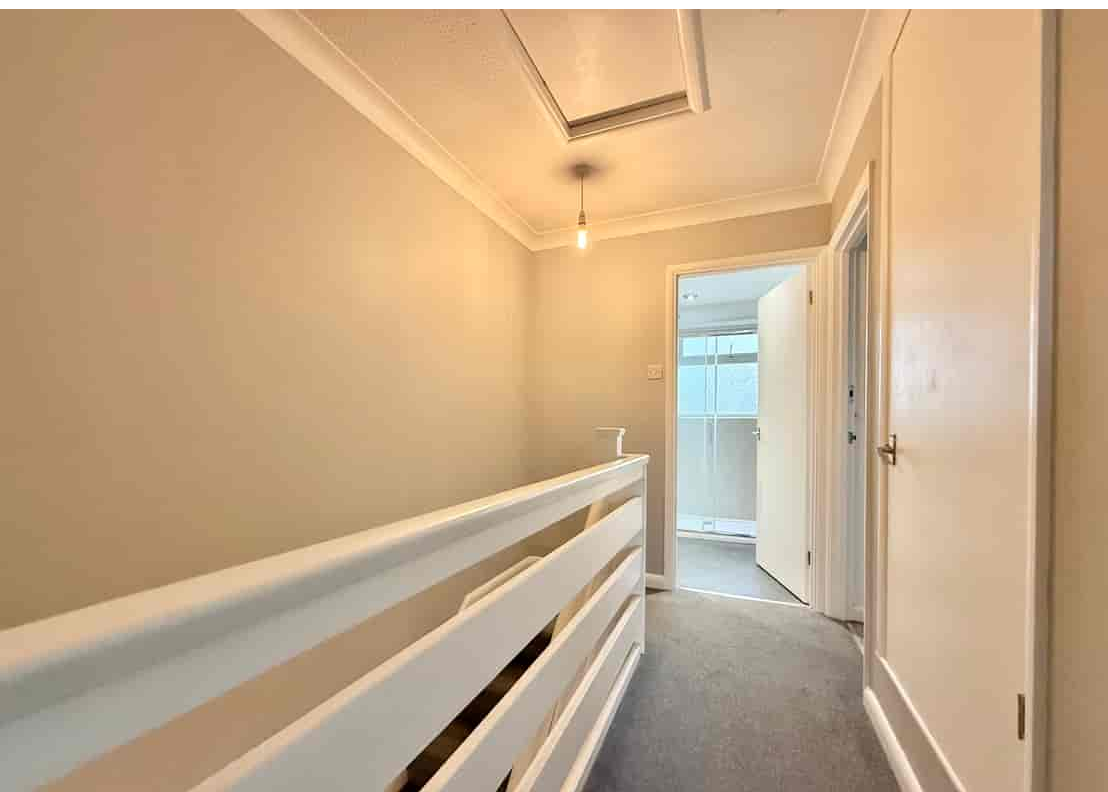




3 Harewood Close, Bexhill-on-Sea, East Sussex, TN39 3LX

A Three Bed Mid Terrace House Situated In The Heart Of Collington £289,950 - Freehold





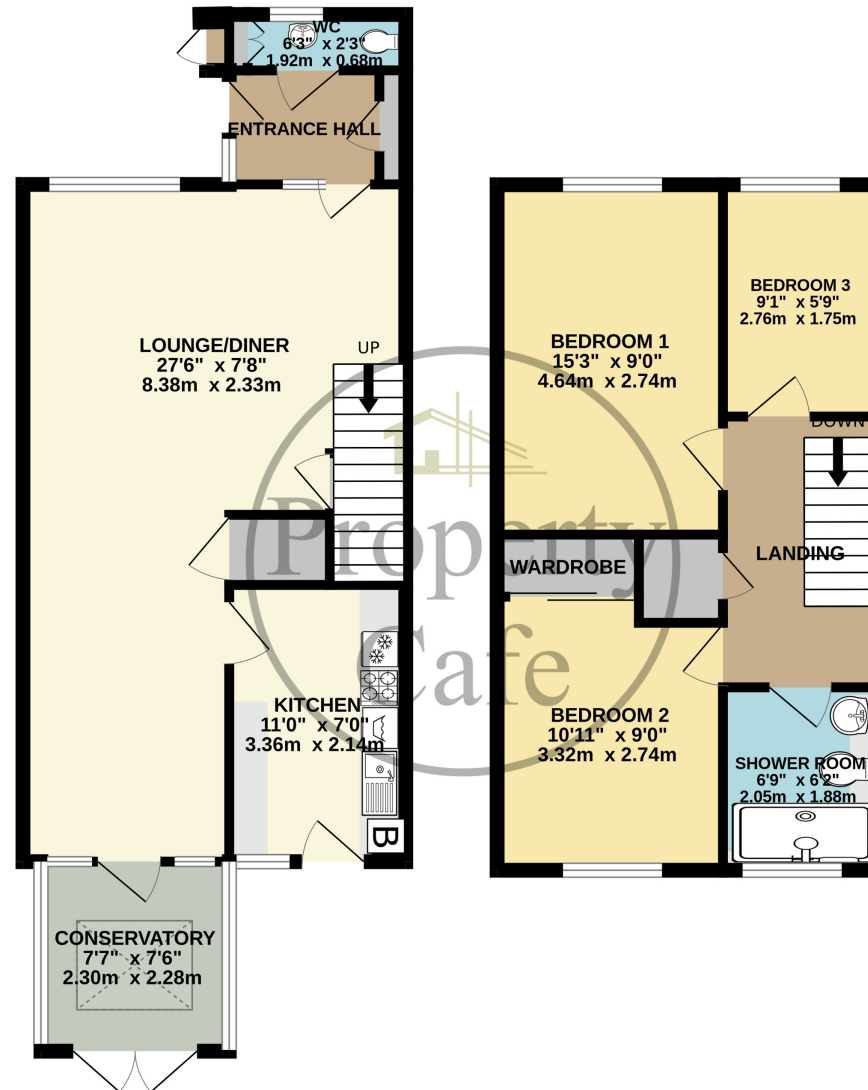


Situated in the highly sought after Collington area of West Bexhill within a close proximity of local amenities and Collington mainline railway station can be found this modern & well presented 3 bedroom mid-terraced house with accommodation & benefits that include: An enclosed inner entrance hall with access to a ground floor W.C: An inner door leads through to a bright & spacious dual aspect lounge-diner with access out to a UPVC conservatory to the rear and a modern fitted kitchen. On the first floor the landing gives access to all three good size bedrooms and modern bathroom/W.C. The property is offered for sale with additional benefits that include: Double-glazed windows and doors, gas central heating system, low maintenance front and rear gardens and there is a single garage located close by (en-bloc). The property is also to be sold with the added benefit of having NO ONWARD CHAIN.



GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.




TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (72)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

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>	72	80
(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		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



Located in the highly sought-after Collington area, this well-presented three-bedroom terraced home offers stylish, low-maintenance living and is ideal for families, first-time buyers, or investors. The property boasts a spacious 28ft open-plan lounge/diner, perfect for relaxing and entertaining, alongside a modern fitted kitchen to the rear. A bright UPVC conservatory opens onto the garden, while a ground-floor WC and enclosed entrance porch add everyday convenience. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom with shower. The home is neutrally decorated throughout and benefits from gas central heating and double glazing. Outside, enjoy low-maintenance front and rear gardens and the added bonus of a single garage en-bloc.





The property is situated in a highly sought after Collington location, within the West Bexhill area with easy access of both Bexhill Town Centre & Little Common village. 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 which offers regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there is regular bus service close by. There is a useful Tesco Express, separate independent convenience store, Doctors surgery and excellent leisure facilities within easy walking distance. For any additional details about the general area or the facilities available please call our Bexhill Sales team on 01424 224488.

- Modern Three Bedroom Terraced House
    - Three Good Size Bedrooms
    - 28ft Open Plan Lounge-Diner
    - Ground Floor W.C / Cloakroom
  - Modern Fitted Kitchen To The Rear
  - UPVC Conservatory Overlooking Garden
    - Central Heated & Double Glazed
  - Modern Family Bathroom Shower Room
- Good Sized Enclosed Entrance Porch
    - Single Garage En-Bloc
  - Highly Sought After Collington Location
  - Well Decorated & Neutral Throughout
  - Low Maintenance Gardens To Front & Rear
    - Sold With No Onward Chain
    - Viewing Highly Recommended