



£379,950 Maberley Road, Bexhill-on-Sea TN40 2DB









AT A GLANCE...

This impressive end-of-terrace house is being offered for sale by Bexhill Estates. The house has been meticulously refurbished and extended throughout its current ownership, offering a great deal of natural light as well as modern fixtures throughout. The living room has dual-aspect windows and double doors leading to the rear garden. The open-plan kitchen/diner is adjacent to the living room and features a range of matching wall units & bases as well as a large breakfast bar dining area. Integrated appliances include a dishwasher, a washing machine, an oven & hob and space for a fridge/freezer. In addition, there is ample space for dining room furniture and a door to the rear garden. Four goodsized bedrooms are located on the first floor. The house benefits from a first floor shower room and a ground floor family bathroom. first-floor shower room and the ground-floor bathroom have recently been renovated. Moreover, the house has been extensively refurbished, including a new central heating system & boiler, electrical re-wiring & fuse board, and a new roof with a partially boarded loft. All renovations are covered under building control approval.

Maberley Road, Bexhill-on-Sea, East Sussex, **TN40 2DB**

🛀 4 Bedroom 😓 2 Bathroom 🔚 2 Reception









Key Features:

- Four Bedroom End Of Terrace House
- Substantial Two Storey Extension Two Spacious Reception Rooms
- No Onward Chain
- Off Road Parking

- Completely Refurbished
- Throughout
- Close To Schools For All Ages
- Two Bathrooms



BEXHILL ESTATES

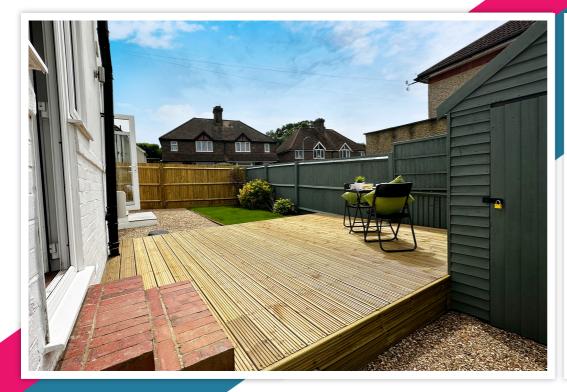
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures 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.

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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. Made with Metropix ©2024

LOUNGE 16'10" x 10'6" 5.13m x 3.21m UP HALL UP HALL

BEDROOM 4 711" x 73" 2.41m x 2.22m BEDROOM 3 106" x 87" 3.20m x 2.61m BEDROOM 3 106" x 87" 3.20m x 2.61m

GROUND FLOOR 527 sq.ft. (49.0 sq.m.) approx. 1ST FLOOR 479 sq.ft. (44.5 sq.m.) approx.





Energy Efficiency Rating

Outside

Two vehicles can be parked off-road on the newly laid driveway at the front of the property. There is a small area of lawn and gated side access to the rear garden.

A newly landscaped west-facing rear garden includes a lawn, decorative shingles, a shed and raised decking, ideal for alfresco dining.

Location

The house is situated within close proximity to local Schools for all ages & day-to-day amenities. Bexhill Town Centre & seafront promenades are just 1.1 miles away and Bexhill mainline railway station is just 1.1 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.



Maberley Road, Bexhill-on-Sea, East Sussex, TN40 2DB 4 Bedroom -2 Bathroom -2 Reception