




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£379,950 Maberley Road, Bexhill-on-Sea TN40 2DB
🛏️ 4 Bedroom 🚿 2 Bathroom 📺 2 Reception



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 good-sized 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

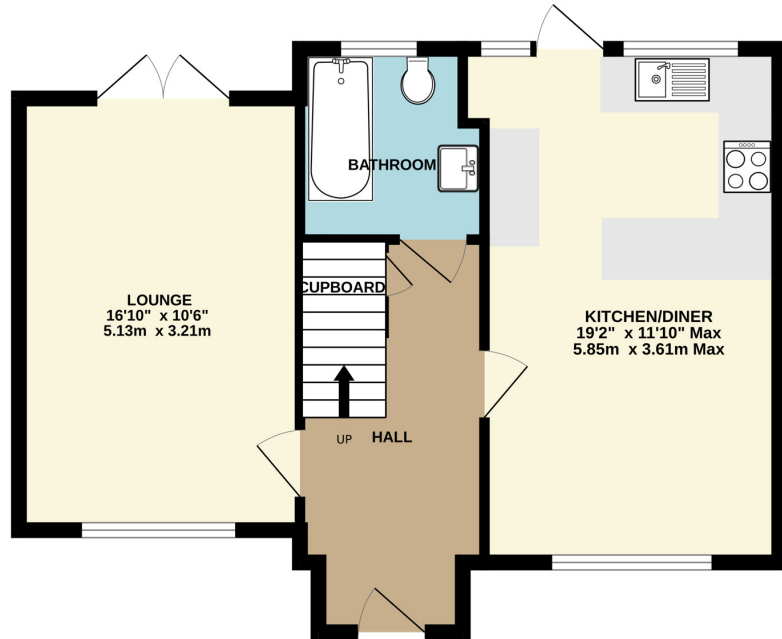
 4 Bedroom  2 Bathroom  2 Reception



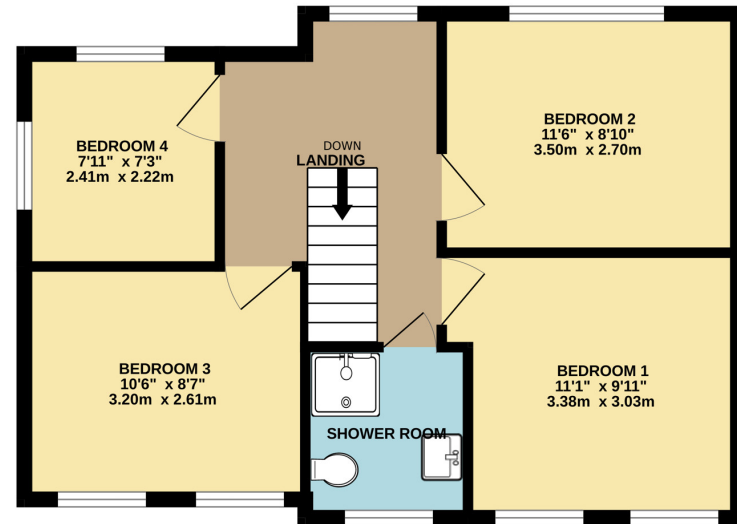
Key Features:

- Four Bedroom End Of Terrace House
- Substantial Two Storey Extension
- No Onward Chain
- Off Road Parking
- Completely Refurbished Throughout
- Two Spacious Reception Rooms
- Close To Schools For All Ages
- Two Bathrooms

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



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



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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