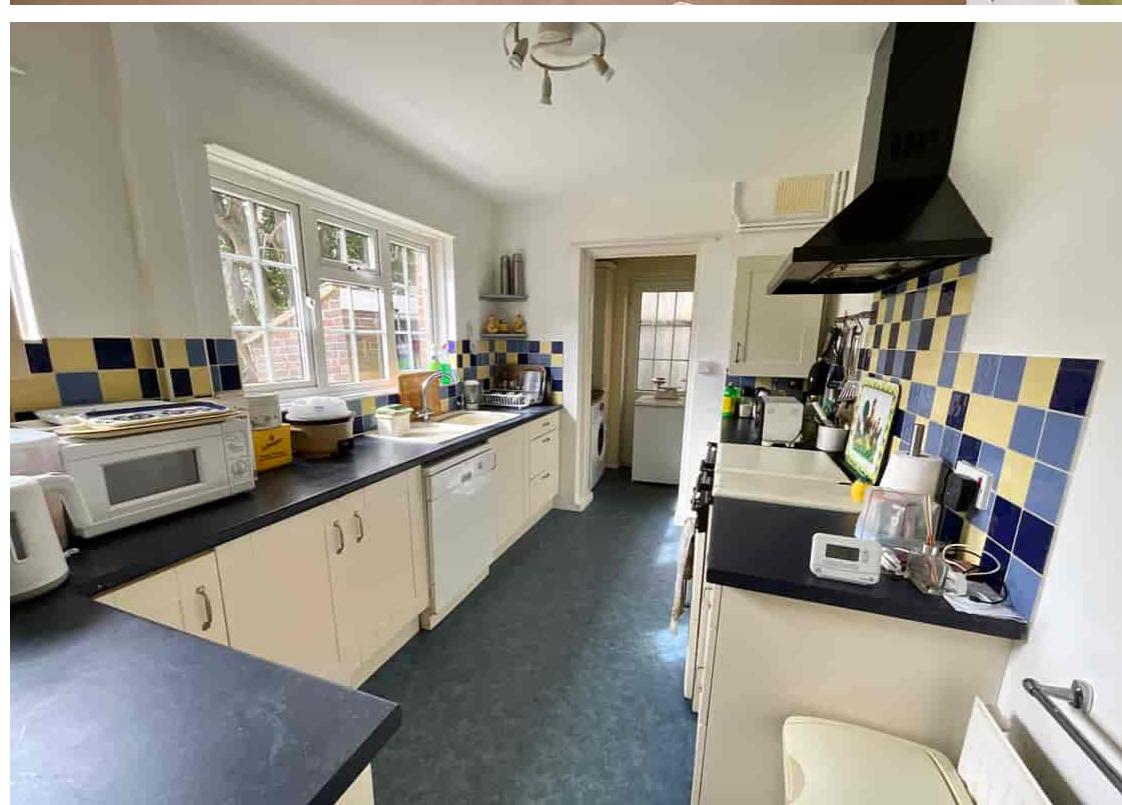
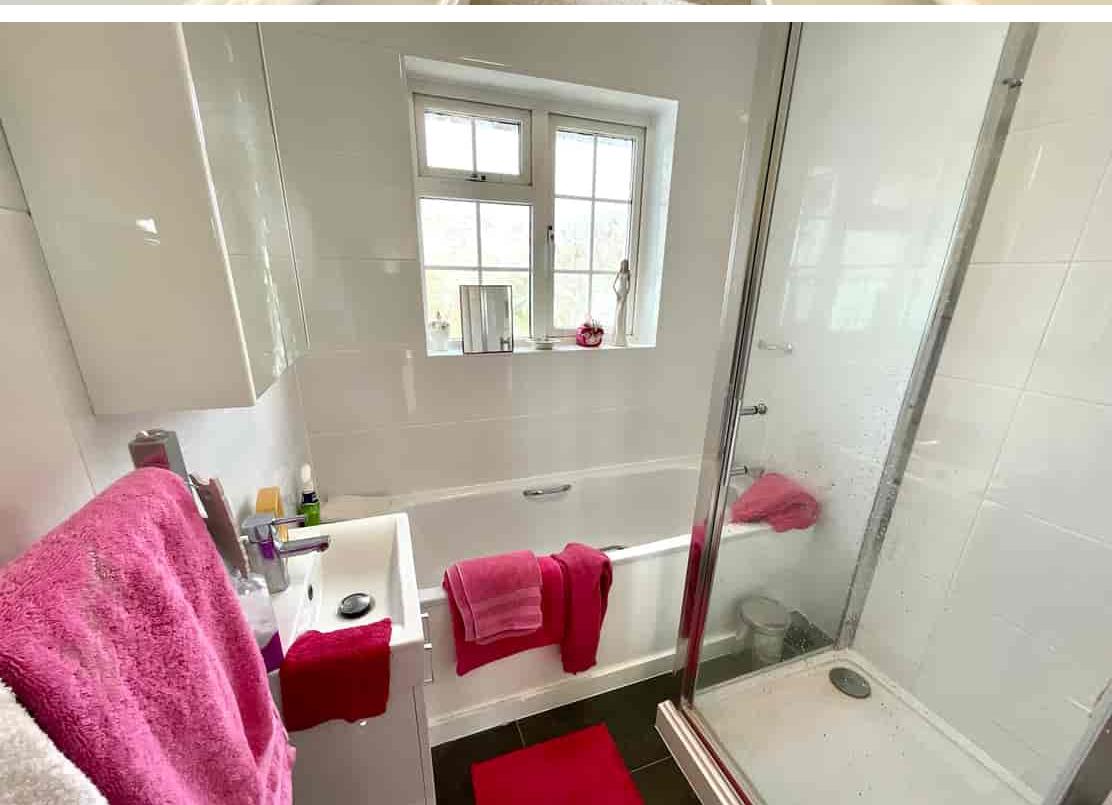




1 New Park Avenue, Bexhill-on-Sea, East Sussex, TN40 1QR
Three Bed Detached Family Home In Sought After Town Centre Location £569,950 - Freehold



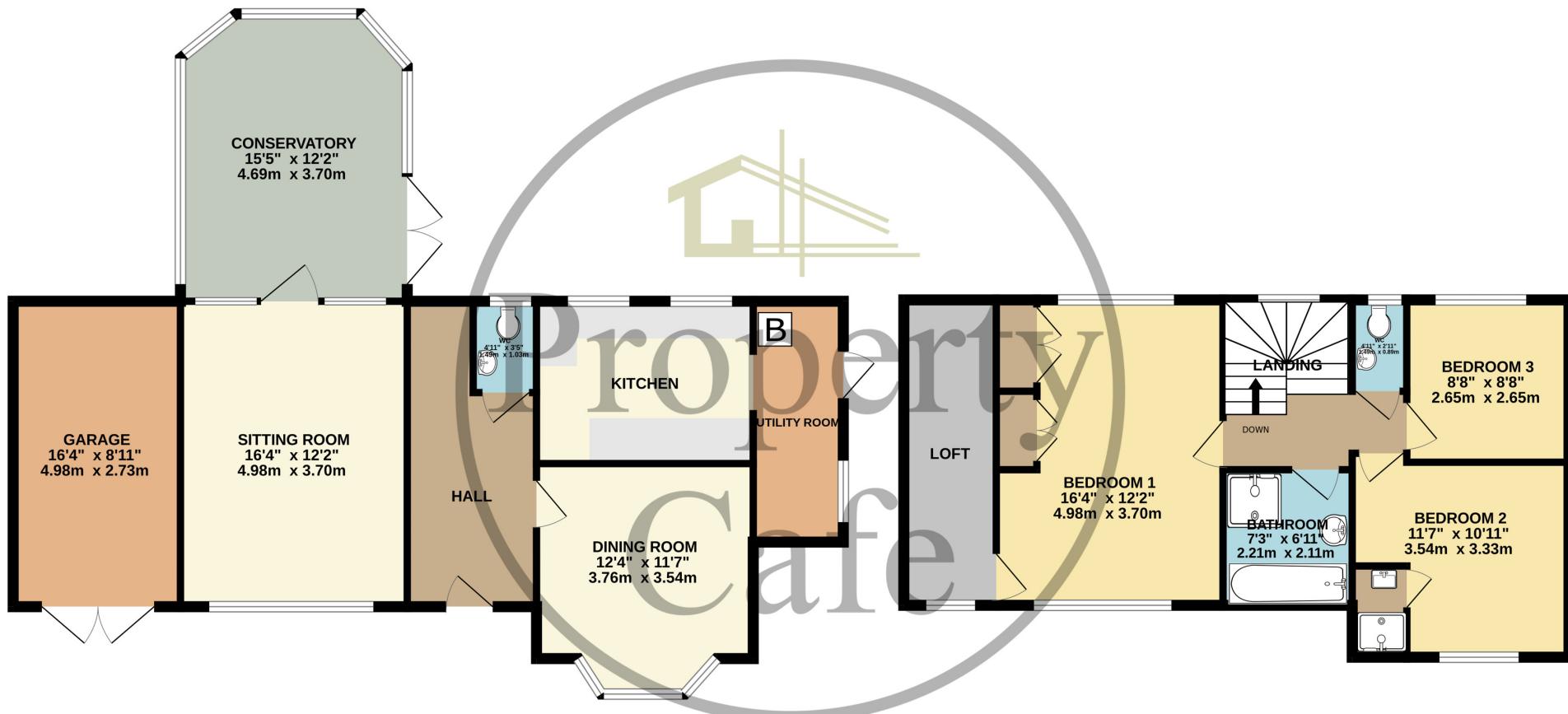


A Three Bedroom Detached older style Family Home situated in a sought after Town Centre location close to all amenities & shopping facilities. Benefits and accommodation include: A good size entrance hall, dual aspect lounge leading through to the conservatory which opens out onto the rear garden, a separate dining room, galley style kitchen, separate utility room and a ground floor cloakroom. On the first floor there is a bright and spacious landing giving access to all three bedrooms, a dual aspect master bedroom with access to a large walk in loft space offering excellent potential & scope to extend, a guest bedroom with an en-suite shower room and good size third bedroom. The bathroom offers a modern suite with bath/shower and a separate WC. Further benefits include a good size West facing rear garden, integral garage, ample off road parking, double glazing and gas fired central heating, a newly gated entrance & newly fenced boundaries. **The property is also being offered for sale CHAIN FREE and an internal viewing is strongly recommended so please call us on 01424 224488.**



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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: 2

Council Tax: Band D

Parking Types: Driveway. Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

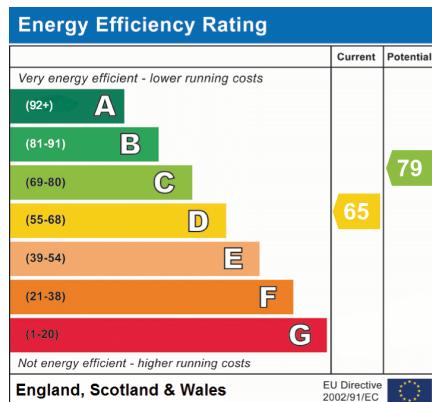
EPC Rating: D (65)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living. Not suitable for wheelchair users.



A good size entrance hall, dual aspect lounge leading through to the conservatory which opens out onto the rear garden, a separate dining room, galley style kitchen, separate utility room and a ground floor cloakroom. On the first floor there is a bright and spacious landing giving access to all three bedrooms, a dual aspect master bedroom with access to a large walk in loft space offering excellent potential & scope to extend, a guest bedroom with an en-suite shower room and good size third bedroom. The bathroom offers a modern suite with bath/shower and a separate WC. Further benefits include a good size West facing rear garden, integral garage, ample off road parking, double glazing and gas fired central heating, a newly gated entrance & newly fenced boundaries.



The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious Three Bedroom Family Home
- Lovely Character Style & Period Features
 - Large West Facing Rear Garden
 - Spacious Lounge With Conservatory
 - Separate Family Dining Room
 - Dual Aspect Master Bedroom
 - Guest Bedroom with En-Suite
 - Modern Family Bathroom & Sep W.C
 - Newly Gated Entrance & Drive
- Ample Off Road Parking
- Newly Fenced & Lawned Rear Garden
- Sought After & Convenient Location
- Galley Style Kitchen & Sep Utility Room
- Central Heated & D.Glazed Throughout
- Sought After Town Centre Location
 - Close To Station & Seafront
- Excellent Additional Scope & Potential
- Sold With No Onward Chain!