



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Southlands Road, Bexhill-on-Sea, East Sussex TN39  
**£395,000** <sup>5HG</sup>  3 Bedroom  1 Bathroom  1 Reception



## AT A GLANCE...

An impressive detached house situated on a generously sized corner plot close to amenities and schools for all ages. The house boasts bright & spacious accommodation with scope for further extensions if required. The ground floor benefits from a welcoming entrance hall and a dual aspect lounge/diner with access out to the rear garden and ample space to accommodate both living room and dining room furniture. The kitchen offers a range of modern fitted units, an integrated oven & hob, space for further appliances and access out to the rear garden. A spacious first floor landing gives access to three double bedrooms, a shower room and separate cloakroom. Bedroom one & two feature large bespoke fitted wardrobes. Furthermore, the property features gas central heating, double glazing and a large loft space.

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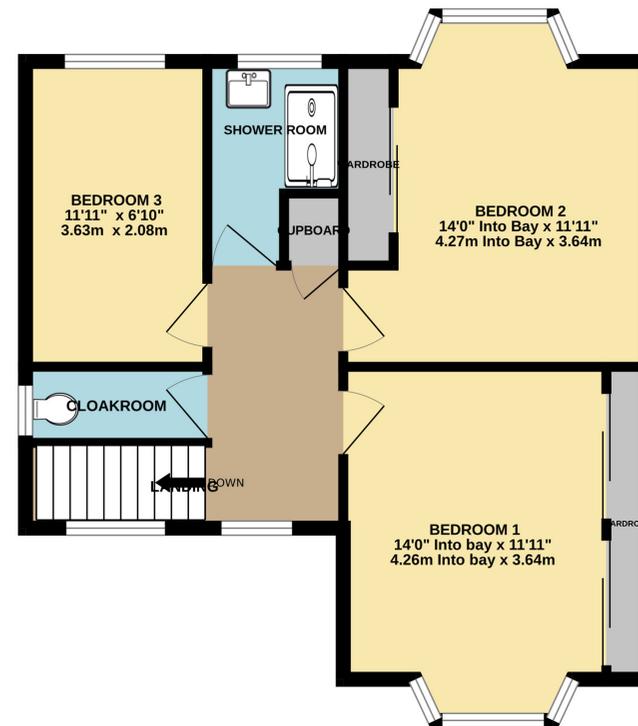
### Key Features:

- Impressive Detached House
- Large Corner Plot
- West Facing Garden
- Modern Fixtures & Fittings
- Three Double Bedrooms
- Extensive Off Road Parking
- Possibility For Extensions If Required
- Close To Local Amenities & Schools

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

The front garden is laid to lawn with a selection of well-established trees and plants. The rear garden is generously sized and west facing. Being predominantly laid to lawn with a patio area ideal for alfresco dining. There is a garden shed and gated access to the extensive driveway to the rear.

### Location

The house is located just 1.9 miles from Bexhill's seafront promenades, Town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with a local convenience store.

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