




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£495,000  3 Bedroom  2 Bathroom  3 Reception

7 Claxton Road, Bexhill-on-Sea TN40 2PP



AT A GLANCE...

This beautifully presented detached bungalow enjoys stunning views, immaculate interiors, and an abundance of reception space, offering a highly versatile layout ideal for a wide range of buyers. Ideally situated just 0.4 miles from Ravenside Retail Park and the beach at Glyne Gap, the property also benefits from excellent transport links and well-regarded schools for all ages nearby.

The generously proportioned accommodation is filled with natural light and comprises a welcoming entrance hall leading to a dual-aspect living room featuring a fireplace with inset log burner. Adjacent is a separate dining room and an additional reception room with double doors opening onto the rear garden. The fitted kitchen is well-appointed with a range of matching wall and base units, along with ample space and plumbing for appliances. A door leads through to a separate utility room, also fitted with matching units and offering further appliance space, with direct access to the rear garden. A modern shower room completes the ground floor accommodation.

To the first floor are three well-proportioned double bedrooms, two of which enjoy far-reaching views towards Glyne Gap beach. A further contemporary shower room serves this level.

Additional benefits include double glazing and gas central heating throughout. To fully appreciate the exceptional views, space, and versatility this wonderful home has to offer, early viewing is highly recommended

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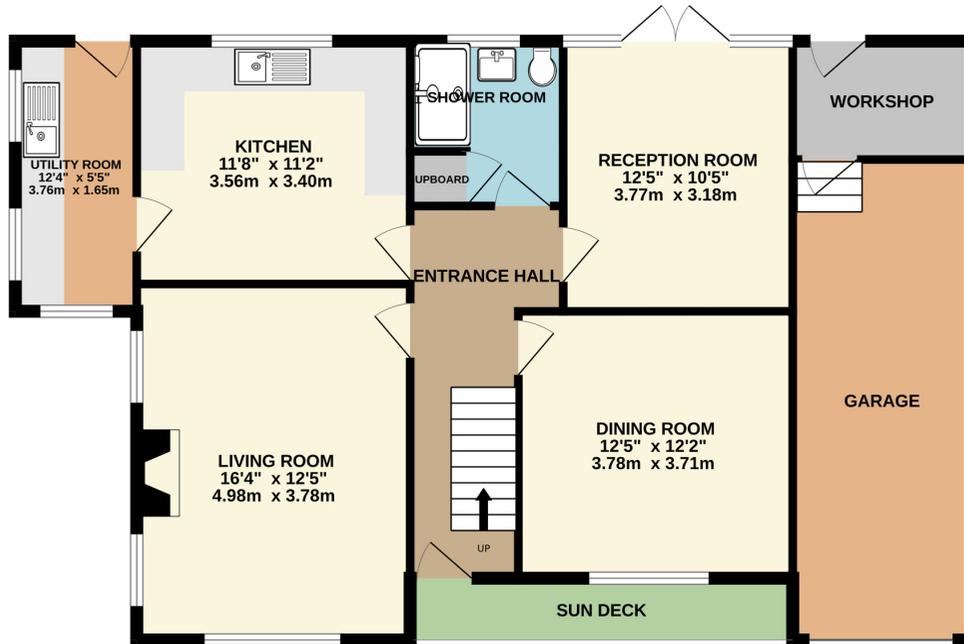
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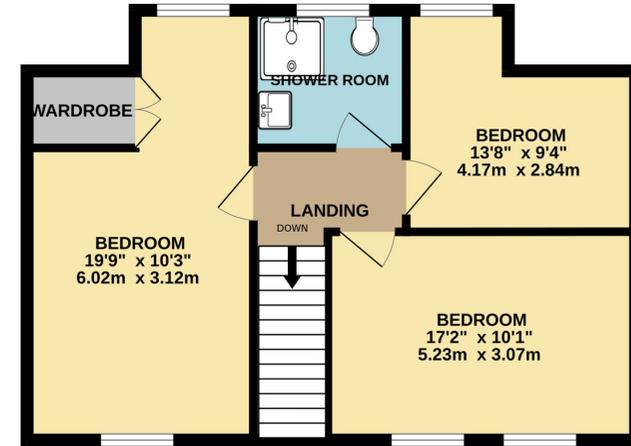
Key Features:

- Immaculate Detached Chalet Bungalow
- Fitted Kitchen With Separate Utility Room
- Beautiful Views
- Two Shower Rooms
- Three Double Bedrooms
- Three Reception Rooms
- Well-Maintained Garden With Large Workshop
- 0.4 Miles To Ravenside & Glyne Gap beach

GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is ideally located within easy reach of regular bus routes providing convenient access to Bexhill, Hastings, and Eastbourne. Ravenside Retail Park and the beach at Glyne Gap are just a short walk away, while Bexhill seafront and the iconic De La Warr Pavilion are approximately 1.5 miles from the property.

A range of local amenities can be found nearby, including a convenience store, doctor's surgery, pharmacy, well-regarded primary and secondary schools, and Bexhill College, all within a short distance.

Exterior

To the front, the property is primarily laid to lawn with a pathway leading to the entrance and a brick-paved driveway providing ample off-road parking. Access to the garage is via an electric up-and-over door, with the added benefit of power, lighting, and a separate workshop to the rear.

The rear garden is predominantly laid to lawn and features an ornamental fishpond, a secluded seating area with pergola and hot tub, as well as a range of timber-framed sheds. A substantial workshop with power and lighting further enhances the outdoor space, offering excellent potential for a variety of uses.

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