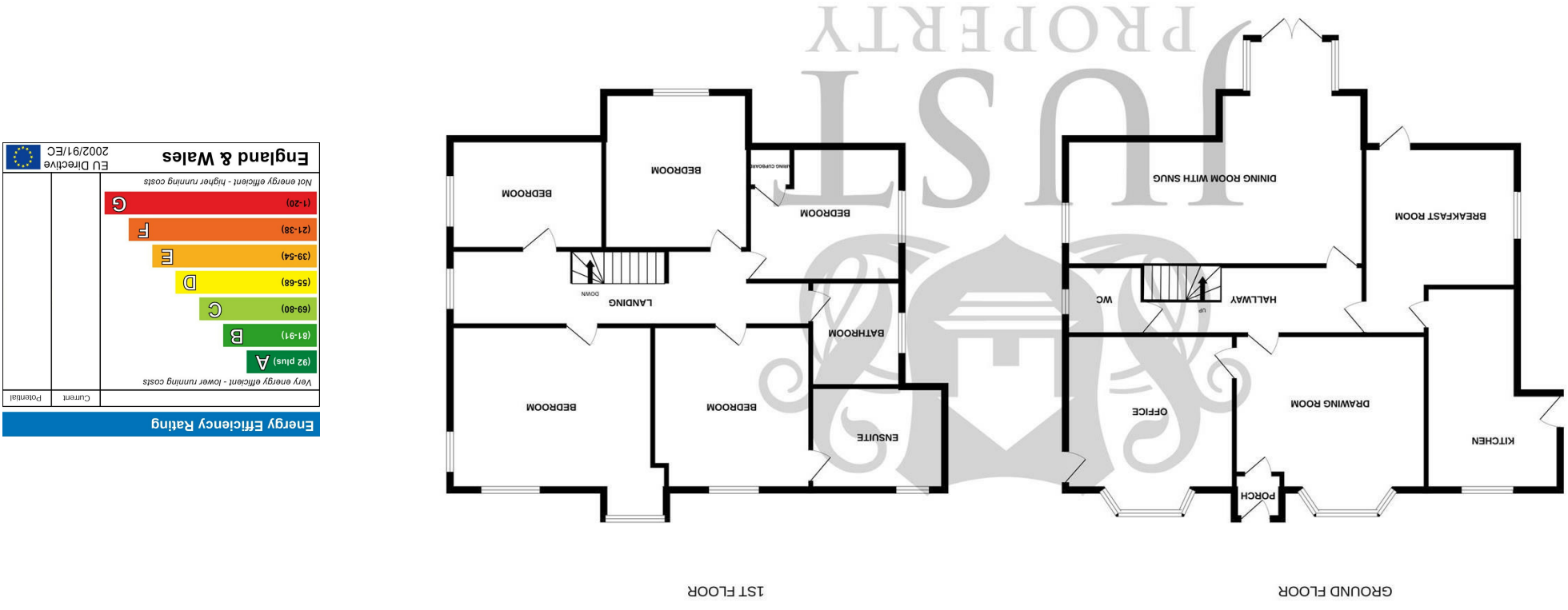


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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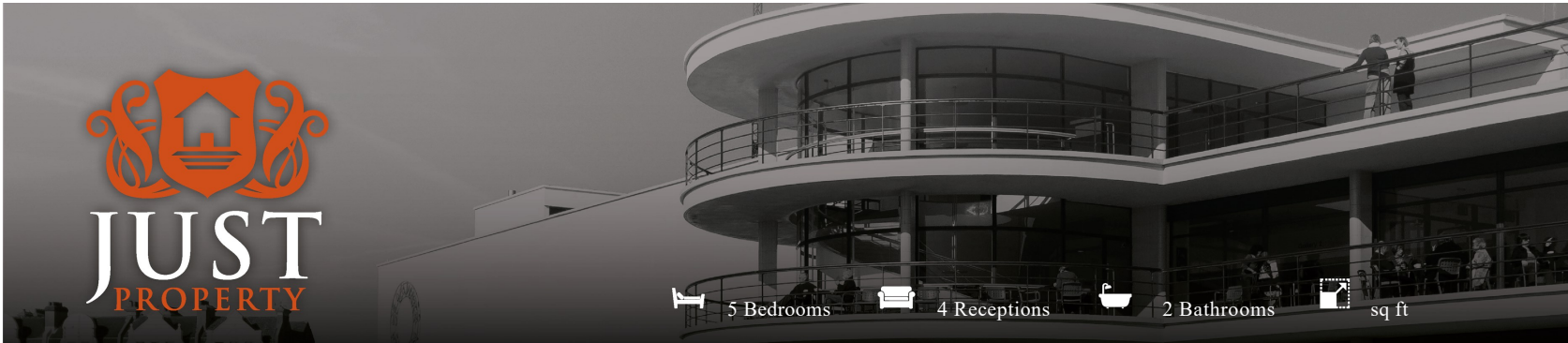
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential



East Lodge, 3 Hastings Road, Bexhill-On-Sea, TN40 2FQ

FLOORPLANS

www.justproperty.net



5 Bedrooms 4 Receptions 2 Bathrooms sq ft

Freehold

£950,000

East Lodge, 3 Hastings Road, Bexhill-On-Sea, TN40 2FQ





PROPERTY DETAILS

Just Property are delighted to bring to the market an exceptional five bedroom period detached home which originally dates back to 1830. Situated in this magnificent Old Town location properties such as this rarely ever come to the open market and you will find cafes, the beautiful Manor Barn Gardens and a convenience store all within a brief stroll.

This wonderful property has been extensively and tastefully updated to a particularly high standard by the current owners during their ownership and this stunning property also boasts good sized modern ensuite bathroom to the principle bedroom, beautiful wood panelled drawing room, good sized dining room with snug, further reception room/office, breakfast room, kitchen, family bathroom/wc, cloakroom/wc and entrance porch. The property additionally benefits from gas boiler with radiators.

Situated on a hugely impressive plot, the property to the rear benefits from an attractive and established sunny aspect wraparound garden which offers a huge amount of privacy. To the front the property enjoys detached garages to each side of the house, both with their own block paved driveways one of which is set behind gates.

From this peaceful and picturesque location the seafront with De Law Warr Pavilion as well as many amenities of Bexhill town centre including mainline railway station are also within walking distance.

This is an incredibly desirable and individual home which is brimming with numerous original features therefore viewing is highly recommended by Just Property, please contact us for further information and arrange access.



ROOM DIMENSIONS

Entrance Porch	Bedroom 17'4" x 14'9" (5.3 x 4.5)
Drawing Room 15'1" x 13'9" (4.6 x 4.2)	Bedroom 12'9" x 9'2" (3.9 x 2.8)
Office 14'1" x 11'1" (4.3 x 3.4)	Bedroom 13'9" x 11'5" (4.2 x 3.5)
Dining Room with Snug 16'4" x 15'8" (5.0 x 4.8)	Bedroom 10'5" x 9'6" (3.2 x 2.9)
Breakfast Room 13'1" x 9'2" (4 x 2.8)	Bathroom/wc
Kitchen 18'0" x 12'5" (5.5 x 3.8)	Outside
Cloakroom/wc	Two Separate Detached Garages
Hallway & Stairs	Recently Constructed Garage
First Floor Landing	Block Paved Driveway
Principal Bedroom 14'5" x 11'5" (4.4 x 3.5)	Further Garage
En-suite Bathroom	Block Paved Driveway

FEATURES

- Exceptional Detached Period Home
- Magnificent Old Town Location Close to Cafes and Manor Barn Gardens
- Five Bedrooms
- Four Reception Rooms
- Secluded, Sunny Aspect Rear Garden
- Extensively & Tastefully Renovated by the Current Owners
- Stunning Wood Panelled Sitting Room
- Two Detached Garages with Driveways
- Grade II Listed
- Walking Distance of Seafront and Bexhill Town Centre

