

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	81
Potential	58



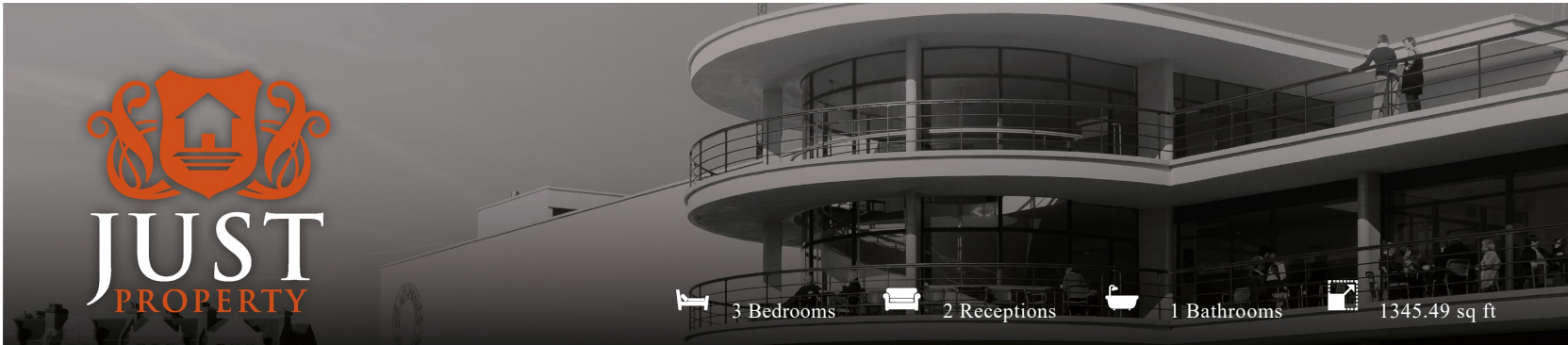
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of these drawings should not be relied upon as a guarantee. The drawings, opinions and estimates shown have been made and no guarantee is given. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.



# FLOORPLANS

70 Cornwall Road, Bexhill-On-Sea, TN39 3JW

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3 Bedrooms 2 Receptions 1 Bathrooms 1345.49 sq ft

Freehold

# £375,000

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## PROPERTY DETAILS

Just Property are delighted to bring to the open market, this STUNNING refurbished three bedroom terraced Victorian Property. This attractive property is conveniently situated just a short walk from Bexhill Town Centre with its variety of different shops, amenities and cafes. You can also find Bexhill Mainline Railway station connecting to London and Brighton nearby.

This deceptively spacious property is accessed via the front door which leads through to the grand entrance hallway which boasts feature tiles. You are instantly met with an impressively large open plan Lounge / Diner which boasts both a bay window and fitted shutters, there is also a fireplace and an abundance of natural light flooding in. The ground floor also comprises of another large reception room that can be accessed via both the hallway and dining room as well as a recently fitted modern kitchen with multiple storage opportunities and space for white goods.

The first floor has TWO DOUBLE BEDROOMS with the principle bedroom boasting a stunning Bay window. There is also a family sized bath/shower room with a storage cupboard and lastly a handy separate W.C. Up another set of stairs, the second floor floor has the final Double bedroom and extra loft storage.

Externally there is a private courtyard to the front and a slabbed area to the rear, this space enjoys the sun all day round and can be perfect for both hosting and alfresco dining.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property on 01424 444 100 to fully appreciate the standard of finish.

Further benefits include double glazing throughout, gas fired central heating and a prime central location.



## ROOM DIMENSIONS

Front Courtyard

Porch

Entrance Hall

Lounge / Diner boasting Bay Window  
25'3" x 11'9" (7.7 x 3.6)

Breakfast Room / Reception Room  
13'1" x 9'6" (4.0 x 2.9)

Kitchen  
9'6" x 9'2" (2.9 x 2.8)

Stairs Up To First Floor

Bedroom  
11'1" x 9'6" (3.4 x 2.9)

W.C

Bath / Shower Room

Principle Bedroom

15'1" x 13'1" (4.6 x 4.0)

Stairs Up To Second Floor

Bedroom

17'8" x 14'1" max (5.4 x 4.3 max )

Loft Storage

Rear Garden

Call 01424 444 100 for Access

## FEATURES

- CHAIN FREE
- Three Bedrooms
- Attractive Terraced property
- Immaculately presented home
- Highly Desirable and popular location
- Central Road / Close to Train links
- Open Plan living throughout
- Viewing Essential Via Just Property

