



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



**welcome to**

**Cornwall Road, Bexhill-On-Sea**

Fox & Sons are delighted to market this deceptively spacious THREE-BEDROOM MID-TERRACED HOUSE in Central Bexhill-On-Sea. Having undergone extensive renovation throughout, this property boasts a fantastically convenient location & flawless finishing's.



## Front Courtyard

Private courtyard leading to the main entrance doorway.

## Entrance Porch

Leading to the entrance hallway.

## Entrance Hallway

Benefiting from stylish, top-quality tiled flooring, double radiator, stairs rising to the first-floor with storage below and access to all ground floor accommodation.

## Lounge

23' 2" x 12' ( 7.06m x 3.66m )

With immaculate decoration & design throughout, the living area offers a double-glazed bay window to the front-aspect with fully-fitted shutter blinds, an additional double-glazed window to the rear-aspect, additional double wall-mounted radiator, single radiator, feature fireplace, wooden flooring, powerpoints & TV point.

Archway leading to...

## Dining Area

13' 2" x 9' 4" ( 4.01m x 2.84m )

Leading seamlessly from the lounge and benefiting from a double-glazed window to the side-aspect, access through from the entrance hallway, powerpoints & continued wooden flooring throughout.

## Kitchen

9' 5" x 9' 4" ( 2.87m x 2.84m )

Featuring a range of modern & matching wall and base units, integral eye-level cooker & grill, four-ring induction hob with extractor fan above, single sink & drainer unit, double-glazed window to the rear-aspect, space and plumbing for a washing machine or dishwasher, partly-tiled walls, powerpoints for appliances and side access through to the rear garden.



Total floor area 125.4 m<sup>2</sup> (1,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## First Floor:

### Landing

Leading to the first-floor accommodation & stairs rising to the second floor.

### Bedroom One

15' 2" x 11' 3" ( 4.62m x 3.43m )

Featuring a double-glazed bay window & additional window - both with fully-fitted shutters and to the front-aspect, double radiator, powerpoints, TV point.

### Bedroom Three

11' 1" x 9' 6" ( 3.38m x 2.90m )

Offering a double-glazed window to the rear-aspect, radiator and powerpoints.

### Bathroom

11' 4" x 6' 7" ( 3.45m x 2.01m )

Featuring a paneled bath and a separate walk-in double shower, low-level WC, pedestal wash hand basin, heated towel rail and a 'frosted' double-glazed window to the rear-aspect.

### W.C.

Additional low-level WC and wash hand basin.

## Second Floor:

### Bedroom Two

12' 5" x 9' 2" ( 3.78m x 2.79m )

Offering a double-glazed window to the front-aspect, radiator, powerpoints.

### Rear Garden

Offering a generously-sized area of patio with mature shrubbery & plant beds all the way around, secure paneled fencing & walls surround, rear gate, outside tap & access through from the kitchen. A perfect space for entertaining & 'Alfresco' dining, with natural light & sun all day long!



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welcome to

## Cornwall Road, Bexhill-On-Sea

- Delightful Victorian Mid-Terraced Home
- Three Spacious Bedrooms
- Extremely Sought-After Residential Postcode
- Within Walking Distance to Egerton Park, Bexhill Town Centre & Seafront
- Immaculately Presented & Modern Accommodation Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112426 - 0002

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