



OAKFIELD



Pages Avenue, Bexhill-On-Sea, TN39 3AP

Price Guide £850,000



## Pages Avenue, Bexhill-On-Sea, TN39 3AP

Located in the much sought after South Cliff area of Bexhill, within walking distance of the beach, this deceptively spacious detached chalet style property offers well presented, and versatile accommodation.

The property has recently undergone some modernisation, with the installation of a new boiler, kitchen, shower room and cloakroom. Accommodation briefly comprises of an entrance hall, leading to a triple aspect living room with doors onto the rear garden and a feature fireplace with wood burning stove. From the hall, there is also a separate dining room which overlooks the rear garden. The kitchen/breakfast room has recently been updated and includes an integrated oven, hob, microwave, dishwasher, washing machine, tumble dryer and fridge/freezer and space for a table and chairs. From the kitchen, there is a lobby area with door to the front of the property and rear garden. There are two useful storage rooms here, as well as access into the garage, which in turn has access to a workshop with door to the garden. This area could lend itself well to being converted to an annexe, subject to any necessary planning permission being required. Also to the ground floor, there is a spacious double bedroom with fitted wardrobes, and a modern fitted shower room.

To the first floor, there is a modern fitted cloakroom with WC and two further double bedrooms, both with built in wardrobes, with one of the bedrooms benefitting from far reaching views towards the South Downs. There is also a useful loft room with window to the front aspect and this offers potential to convert into a further bedroom, again subject to obtaining any necessary planning permission.

Outside, the property occupies a large plot, with an extensive frontage with lawns and driveway providing off road parking for a number of vehicles. To the rear, the garden is west facing, with a patio adjoining the property leading onto a lawn with flower and shrub borders.





Bexhill town centre at the end of the promenade, offers a variety of independent shops, mainline train station and a beachfront which is easily accessible from this wonderful home. Viewing is highly recommended.

**Entrance Hall**

7'6 x 14'11 (2.29m x 4.55m)

**Shower Room/WC**

6'7 x 7'1 (2.01m x 2.16m)

**Lounge/Sitting Room**

20'6 x 7'1 (6.25m x 2.16m)

**Dining Room**

11'10 x 10'9 (3.61m x 3.28m)

**Kitchen**

11'4 x 10'10 (3.45m x 3.30m)

**Bedroom**

12'4 x 15'10 (3.76m x 4.83m)

**Walk In Loft**

13'0 x 6'4 (3.96m x 1.93m)

**Separate WC**

5'8 x 2'11 (1.73m x 0.89m)

**Bedroom**

10'5 x 10'10 (3.18m x 3.30m)

**Bedroom**

12'1 x 12'6 (3.68m x 3.81m)

**Garage**

21'0 x 10'1 (6.40m x 3.07m)

**Council Tax Band - D**



## Floor Plan



## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

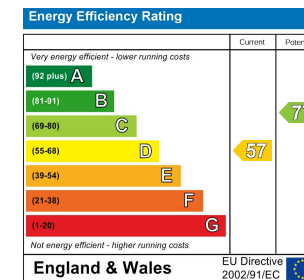
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## Area Map



## Energy Efficiency Graph



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