



**BURGESS & CO.** • 5a Channel View West, Channel View, Bexhill-On-Sea, TN40 1JT  
 01424 222255

Guide Price  
 £450,000 Freehold



**\*\*GUIDE PRICE £450,000 - £475,000\*\*** Burgess & Co are delighted to present to the market this rarely available terraced seafront property full of character and coastal appeal. Ideally situated just off the delightful Bexhill promenade, it enjoys far reaching views of the English Channel. The property is located within an easy walk of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, and the iconic De La Warr Pavilion. The accommodation comprises a south facing 19'3ft living room, a 22'5ft south facing open plan kitchen/dining room, three bedrooms one with an en-suite bathroom, and a family bathroom. The property benefits from front and rear gardens, a workshop/basement area, a conservatory, and a raised balcony area to the rear. This is truly an exceptional property and must be viewed to fully appreciate not only the sought after location, but all that it has to offer.

**Entrance Hall**

With two radiators, tiled floor, door to the garden.

**Living Room**

19'3 x 14'8

With radiator, wood block flooring, steps up to raised area with radiator, double glazed double doors to the front garden.

**Kitchen/Dining Room**

22'5 x 17'5

Comprising matching range of wall & base units, wood effect worksurface, inset sink unit, central island, Range style cooker with extractor hood over, space & plumbing for washing machine, dishwasher & tumble dryer, space for fridge/freezer, space for table & chairs, feature fireplace with log burner, radiator, double glazed window with views towards the sea.

**Bedroom**

16'5 x 12'5

With radiator, wood block flooring, built-in wardrobes, window.

**Bedroom**

11'2 x 9'3

With radiator, mirror fronted wardrobes, two double glazed windows. Door to

**En-suite Bathroom**

Comprising panelled bath, low level w.c, wash hand basin, tiled walls & floor, radiator, extractor fan.

**Bedroom/Study**

11'5 x 9'1

With radiator, wood block flooring, double glazed windows.

**Bathroom**

9'3 x 9'3

Comprising roll top bath with shower attachment, walk-in shower, wash hand basin, bidet, low level w.c, extractor fan, radiator, tiled walls & floor.

**Conservatory**

9'3 x 9'3

With double glazed windows, double glazed doors to

**Balcony**

With glass balustrades, steps down to rear garden.

**Outside**

To the front there is a patio garden with mature shrubs & plants and direct access to the promenade. There is a secluded rear garden being paved with flowerbed borders housing mature plants & shrubs, a shed and access to Workshop/Underhouse Storage.

**NB**

Council tax band: C

