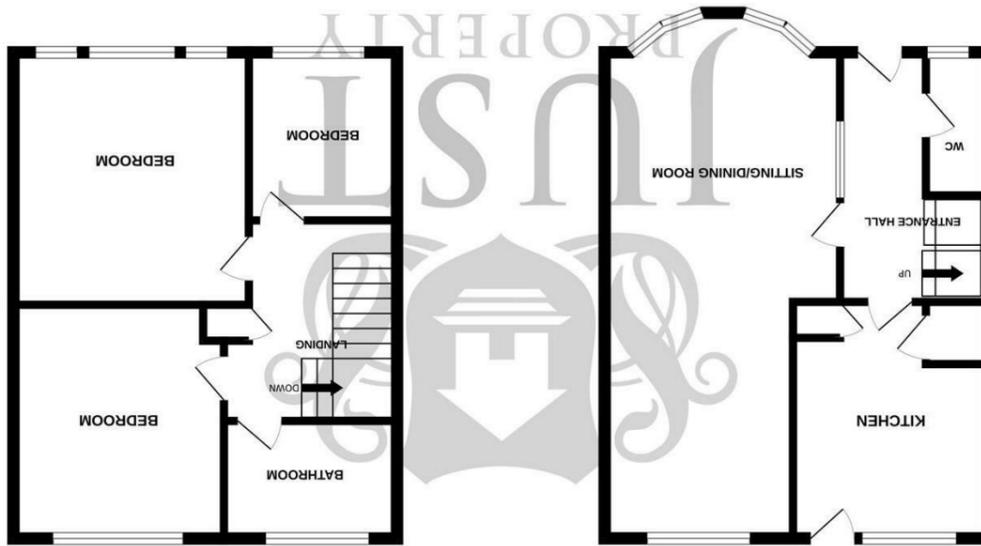


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and not necessarily to scale for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 4/2025

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	66
Potential	83



1ST FLOOR

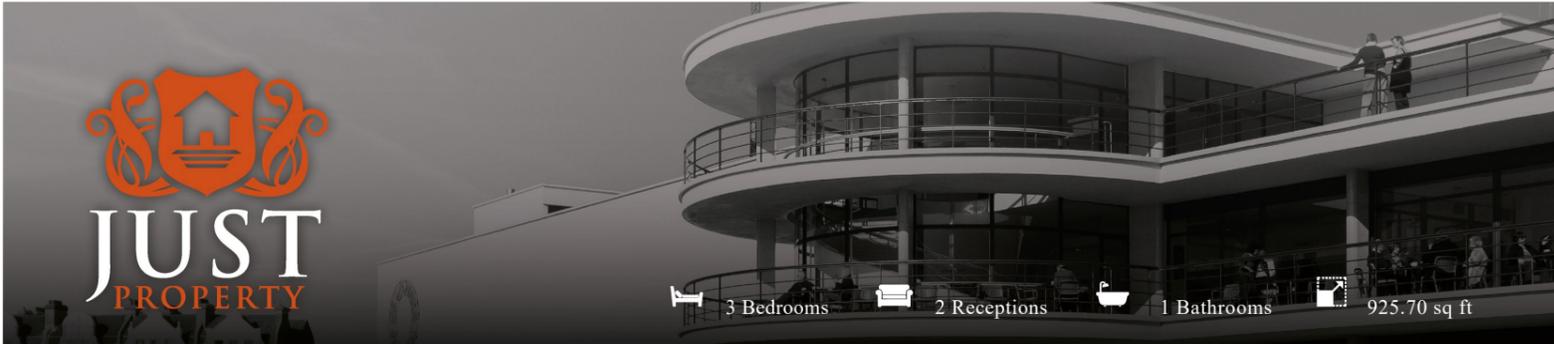
GROUND FLOOR



# FLOORPLANS

112 College Road, Bexhill-On-Sea, TN40 1TW

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms 2 Receptions 1 Bathrooms 925.70 sq ft

Freehold

£333,000

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3 Bedrooms 2 Receptions 1 Bathrooms 925.70 sq ft

## PROPERTY DETAILS

Located on the charming and desirable College Road in Bexhill-On-Sea, this immaculately presented semi-detached house offers a delightful blend of comfort and style. Spanning an impressive 926 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by an open plan inviting reception room that is bathed in natural light, creating a warm and welcoming atmosphere. This versatile space can be tailored to suit your lifestyle, whether you envision a cosy living area, a formal dining room, or a playroom for the children.

The property features a family shower room, complemented by a convenient downstairs cloakroom, ensuring practicality for everyday living. The sunny rear garden is a true highlight, providing a perfect outdoor retreat for relaxation or entertaining guests during the warmer months.

Additionally, the property includes parking for one vehicle (garage to the rear), adding to the convenience of this lovely home. With its prime location in Bexhill-On-Sea, you will find yourself within easy reach of local amenities, schools, and the beautiful coastline.

This three-bedroom semi-detached house is a rare find, offering a harmonious blend of space, light, and modern living. Do not miss the opportunity to make this delightful property your new home.

Call Just Property on 01424 444 100 to arrange access for a viewing.



## ROOM DIMENSIONS

Entrance Porch

Entrance Hallway

Downstairs Cloakroom

Lounge / Diner  
24'6" x 11'1" (7.47 x 3.38)

Kitchen  
12'0" x 9'1" (3.66 x 2.79)

Stairs Up To First Floor

Landing

Bedroom  
11'10" x 11'1" (3.63 x 3.40)

Bedroom  
12'4" x 10'0" (3.76 x 3.05)

Shower Room

Bedroom

7'10" x 6'11" (2.41 x 2.13)

Outside Rear Garden

Side Access

Garage

16'4" x 6'7" (5.00 x 2.01)

## FEATURES

- Three Bedroom Property
- Private and Sunny Rear Garden
- Filled With An Abundance Of Natural Light
- Quiet and Desirable Family Location
- Rear Access Through To The Garage
- Large and Spacious Rooms Throughout
- Immaculately Presented Via The Current Owners
- Viewing Considered Essential
- Call Just Property To Arrange Access
- Council Tax Band - C

