



Glyne Ascent
Bexhill-On-Sea, TN40 2NX

Offers in excess of £700,000 Freehold

**Wyatt
Hughes**
Residential Sales

Glyne Ascent, Bexhill-On-Sea, TN40 2NX

Spacious Detached Family Home with Versatile Annexe and Far-Reaching Sea Views

Located in a desirable residential area close to Bexhill College, excellent local schools, Ravenside Retail Park, the town centre, mainline station, and the seafront, this impressive and versatile detached property offers extensive accommodation, large gardens, and stunning sea views, ideal for family life, multigenerational living.

Originally built as a four-bedroom home, the current layout features three double bedrooms in the main house, with the former fourth bedroom now forming part of a generous master suite that enjoys far-reaching coastal views and includes a luxurious en suite bathroom and access to a private rear-facing balcony.

The ground floor offers excellent living space, including a modern kitchen/diner, a bright and spacious living room, and a separate formal dining room, all well suited to entertaining and everyday family life.

To the rear, the home opens out to a large private garden, beautifully maintained with mature trees and shrubs, a summer house, and plenty of space for outdoor enjoyment. A driveway provides ample off-road parking, along with a large garage with an electric door.

A major highlight is the attached two-bedroom annexe, arranged over two floors and offering flexible accommodation including a living area, kitchen, bathroom, and separate WC. The annexe is currently accessed via the main house but offers excellent potential to be adapted into a fully self-contained space with its own private entrance, subject to minor works.

Further benefits include a large loft, offering scope for future conversion (subject to the necessary consents), gas central heating, and double glazing throughout.

This is a rare opportunity to acquire a substantial and adaptable home in a prime Bexhill location. Viewing is highly recommended to appreciate the scale and potential on offer



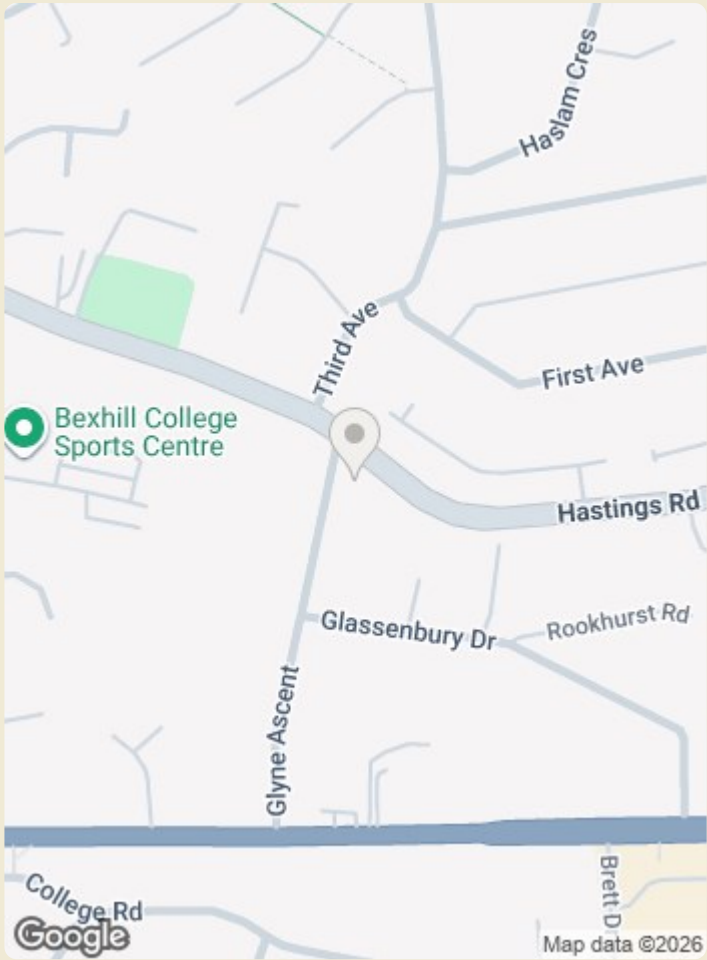
- Tax band E
- Large gardens with Summerhouse
- Two reception rooms
- EPC D
- Driveway with off road parking for several vehicles and garage
- 2833 sq ft
- Detached house with 3-4 bedrooms and a 2 bedroom annexe
- Kitchen - dining room

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Approximate Gross Internal Floor Area
2833 sq. ft / 263.19 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

