



55 Chantry Avenue, Bexhill-On-Sea, TN40 2EB

£375,000

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55 Chantry Avenue

Bexhill-On-Sea, TN40 2EB

- Charming detached bungalow with large garden in road of individual property
- Good size lounge/dining room - originally two separate rooms and easily reinstated
- Kitchen with built-in oven & hob
- Gas central heating & uPVC double glazed windows and exterior doors
- Much favoured road of individual property
- Three bedrooms
- Refitted shower room
- Long brick-paved driveway to garage
- Some general updating required
- Highly recommended

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, with three bedrooms and a large rear garden, situated in a much favoured road of individual property just over a mile from the town centre and seafront and with easy access to the Bexhill - Hastings link road. Probably built around 1930, and now in need of some general updating, the property offers bright, versatile accommodation which also includes a good size, double aspect lounge/dining room - formerly two separate rooms and easily reinstated as such if required, kitchen with built-in oven & hob, and a refitted shower room. Outside, a long, brick-paved driveway leads to a garage and the rear garden has a westerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property has great potential for improvement and comes highly recommended.



Enclosed Entrance Porch

L-Shaped Entrance Hall

Living/Dining Room

25'4 max x 11'8 max (7.72m max x 3.56m max)

Kitchen & Covered Side Access

10'9 x 7'11 (3.28m x 2.41m)

Bedroom One

13'9 max x 10' (4.19m max x 3.05m)

Lean-To Conservatory

9'10 x 7'3 (3.00m x 2.21m)

Bedroom Two

11'6 x 11'4 into bay (3.51m x 3.45m into bay)

Bedroom Three

10' x 7'8 (3.05m x 2.34m)

Shower Room

Garage

17' x 7'6 (5.18m x 2.29m)

Mature Gardens



Council Tax Band: D (Rother District Council)

EPC Rating: D

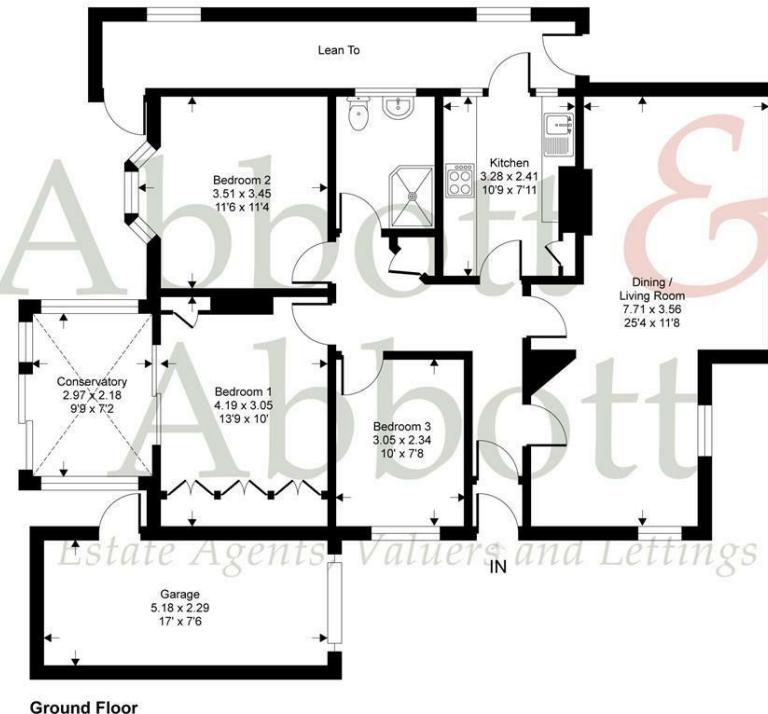




Floor Plans

Chantry Avenue, TN40

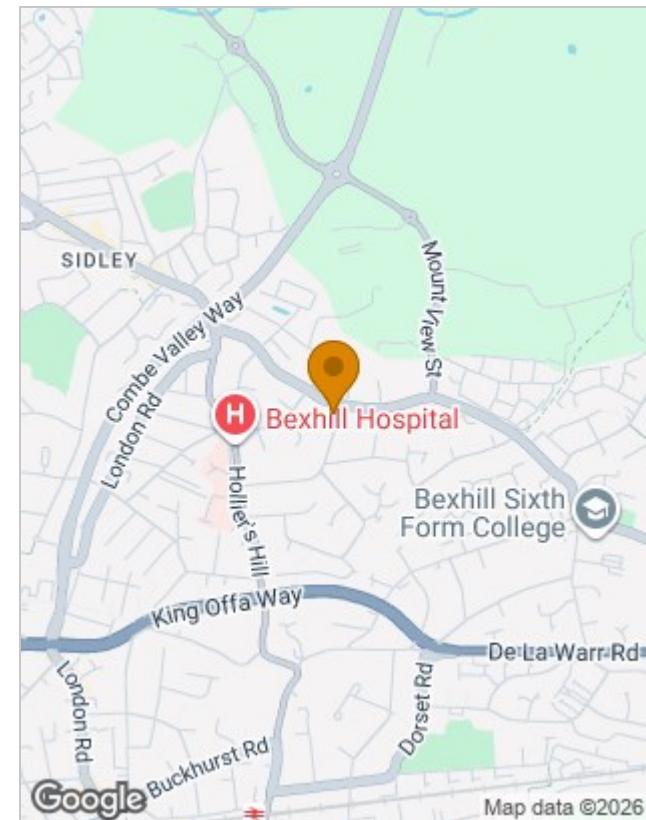
Approximate Gross Internal Area = 102 sq m / 1099 sq ft
Approximate Garage Internal Area = 11.7 sq m / 127 sq ft
Approximate Total Internal Area = 113.7 sq m / 1226 sq ft



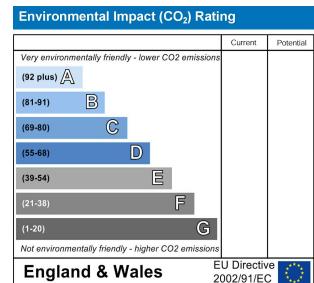
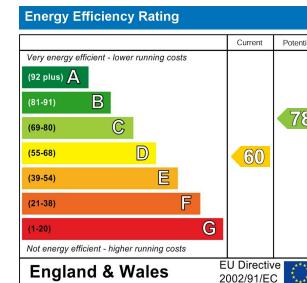
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.