

Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£299,950



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£299,950

126 College Road

Bexhill-On-Sea, TN40 1TW

- Mid-terrace house in quiet, tucked-away and traffic-free position overlooking communal lawns
- Good size through dining/living room with west-facing bay window
- Bathroom, plus ground floor cloakroom
- Single garage in adjacent block
- Convenient for buses and Ravenside shopping complex
- Three bedrooms
- Kitchen with oven & hob
- Private rear garden
- Gas central heating & uPVC double glazed windows and exterior doors
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this charming mid-terrace house, situated in quiet, traffic-free location behind communal lawns, well placed for the Ravenside shopping complex. Built in the early-1970's to a most attractive mock-Regency style, the property is in need of some general updating, but provides bright and well-proportioned accommodation which includes three bedrooms, a excellent 24'6 through dining/living room, ground floor cloakroom, kitchen with integrated oven & hob, and bathroom. Outside, there is a single garage in an adjacent block and a private rear garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

Approached via footpath, the property is situated on the favoured 'Penland Wood' development, within a few hundred yards, via footpath, of the Ravenside Shopping Complex, on a bus route, and just over a mile from the town centre. The seafront at Galley Hill is close by, via a footpath leading from Links Drive.



Enclosed Entrance Porch

Entrance Hall

Cloakroom

Through Dining/Living Room

24'6 x 11'3 (7.47m x 3.43m)

Kitchen

10'4 x 8'10 (3.15m x 2.69m)

First Floor Landing

Bedroom One

11'10 x 11'5 (3.61m x 3.48m)

Bedroom Two

12'1 x 10' (3.68m x 3.05m)

Bedroom Three

8'10 x 6'4 (2.69m x 1.93m)

Bathroom

Garage

17' x 9' (5.18m x 2.74m)

Pretty Gardens

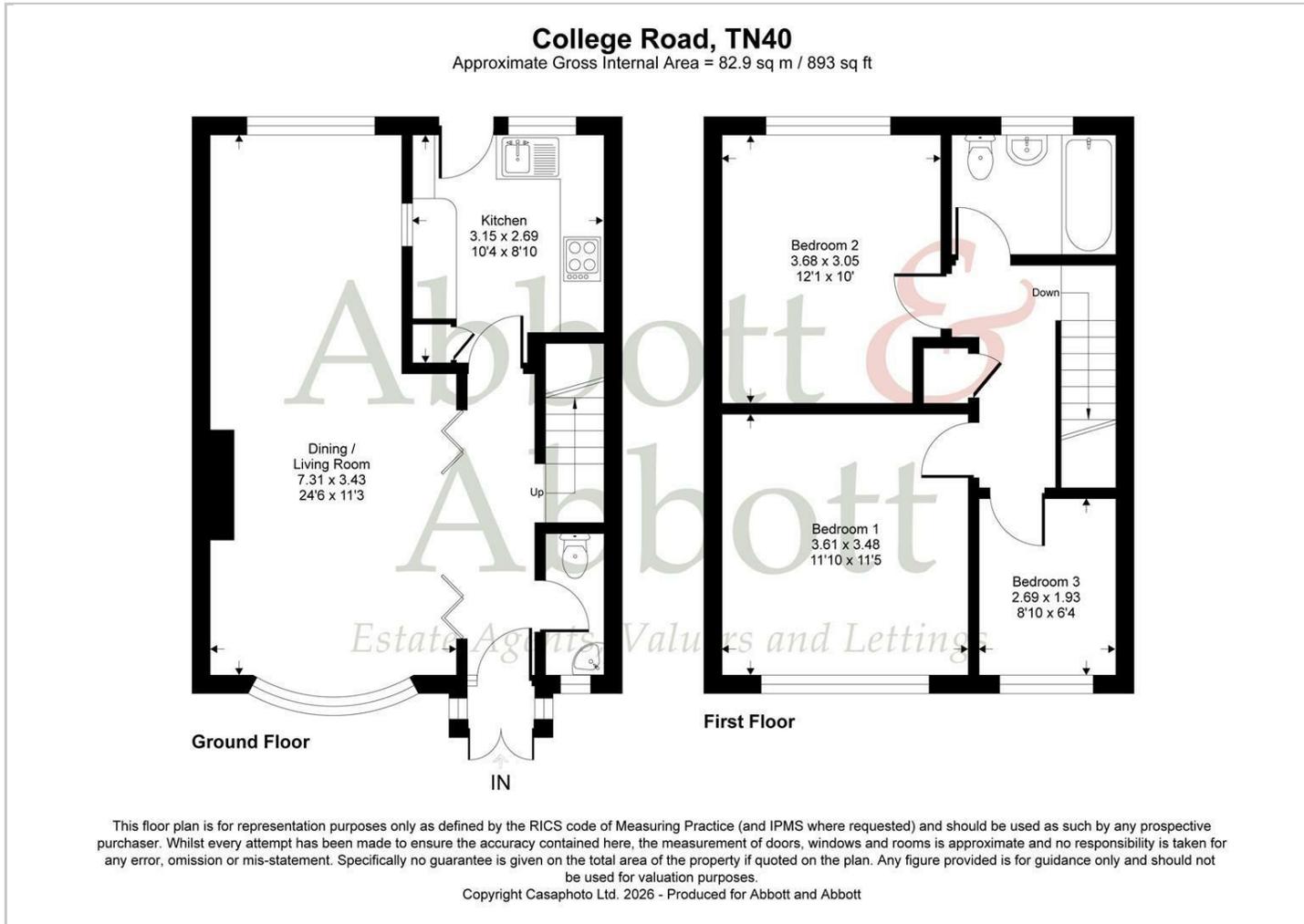


Council Tax Band: C (Rother District Council)
EPC Rating: C





Floor Plans



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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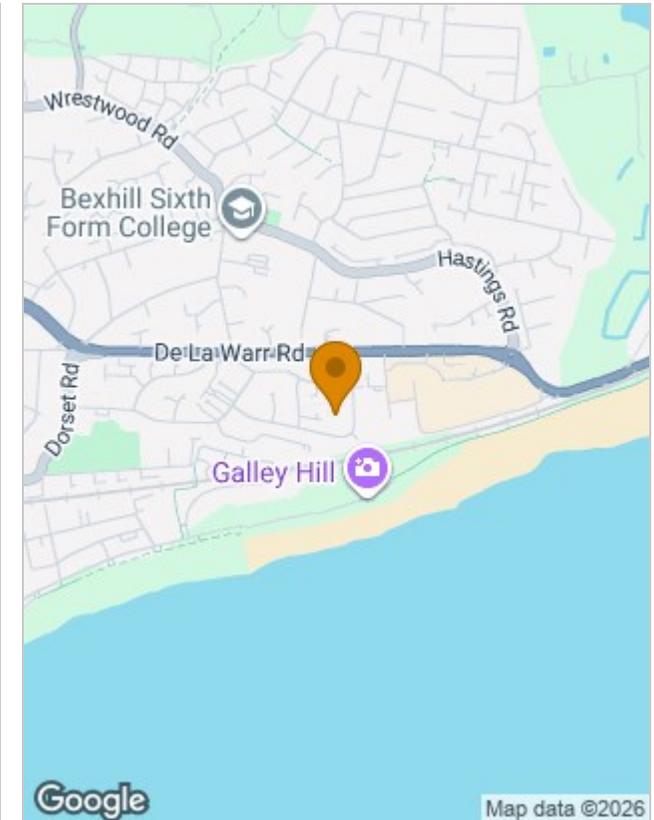
Viewing

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.

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Location Map



Energy Performance Graph

