

Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Clifton Rise, Bexhill-On-Sea, TN40 2JW

£335,000



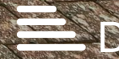
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D



3 Clifton Rise

Bexhill-On-Sea, TN40 2JW

- Charming detached bungalow in tucked-away position in quiet cul-de-sac
- 18'10 living room overlooking the rear garden
- Long driveway to detached garage
- Gas central heating & uPVC double glazed windows and exterior doors
- Convenient for Ravenside shopping complex and local buses
- Two/Three bedrooms
- Good size kitchen
- Pretty gardens
- Some general updating required
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, now in need of general updating, but situated in a tucked-away position in a quiet cul-de-sac, convenient for the Ravenside shopping complex. Built in the early-1960's, the property provides well-proportioned and versatile accommodation with a potential for three bedrooms, or two bedrooms and two reception rooms if preferred, an 18'10 west-facing living room overlooking the rear garden, a good size double aspect kitchen, bathroom and separate WC. Outside, the property is set well back from the road, with a long driveway to a detached garage and pretty gardens to the front and rear, the rear garden with a west aspect. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a short cul-de-sac of just eight properties off De la Warr Road, about a mile from the town centre and about half a mile from the Ravenside shopping complex. Local buses stop in De la Warr Road.



£335,000



Entrance Hall

West-Facing Living Room 18'10 x 12' (5.74m x 3.66m)

Kitchen 14'6 max x 12'5 max (4.42m max x 3.78m max)

Lean-To Conservatory 14'6 x 7'2 (4.42m x 2.18m)

Bedroom One 14'8 x 12' (4.47m x 3.66m)

Bedroom Two 11'7 x 8' (3.53m x 2.44m)

Bedroom Three/Dining Room
14'6 x 10' (4.42m x 3.05m)

Bathroom

Separate WC

Detached Garage
17'6 x 11'1 into recess (5.33m x 3.38m into recess)

Pretty Gardens

Council Tax Band: D (Rother District Council)

EPC Rating: D





Floor Plans

Clifton Rise, TN40

Approximate Gross Internal Area = 101.4 sq m / 1092 sq ft
Approximate Garage Internal Area = 14.7 sq m / 159 sq ft
Approximate Total Internal Area = 116.1 sq m / 1251 sq ft



Ground Floor

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.

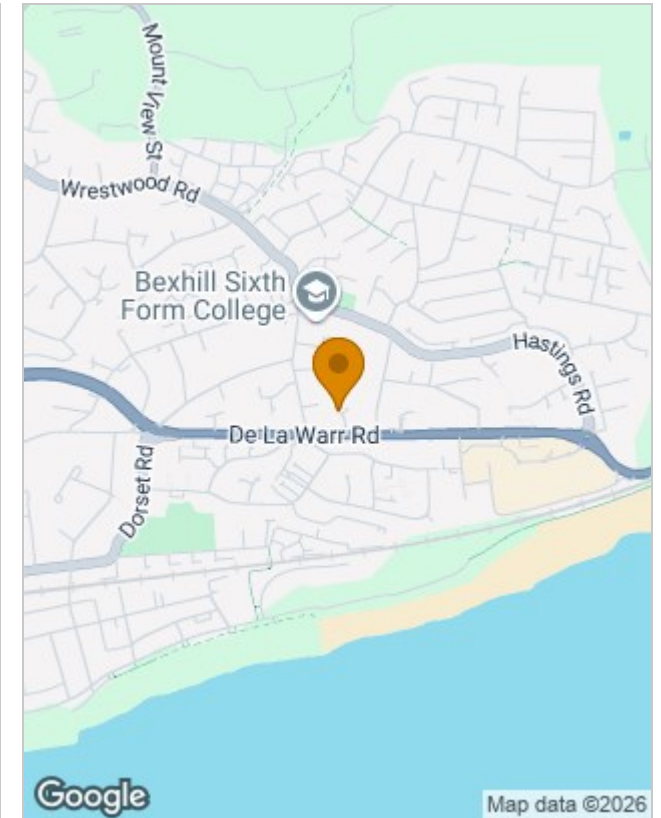
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Viewing



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.

Location Map



Energy Performance Graph

| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--|---------|-----------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | 59 | 67 | <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | |