



37A HARTFIELD ROAD
BEXHILL-ON-SEA TN39 3EA
PRICE £2,000,000 FREEHOLD

est. 1978



Taylor Engley

Taylor Engley are delighted to bring to the market this stunning contemporary style seafront property with direct beach access. The property was redesigned and fully refurbished in 2018 and now enjoys bright spacious accommodation of approaching 2800 square feet. Features include a 37ft x 28ft Living room with access onto a large balcony/roof terrace overlooking the sea, within the open plan space is a fully fitted bespoke kitchen. There are four bedrooms all with en suite facilities split over both floors and a utility room to the ground floor. Externally there is a large South facing garden to the rear leading to the beach and at the front of the house a driveway/double garage.

GROUND FLOOR

UTILITY ROOM

BEDROOM 1 33'11" x 18'11" (10.34m x 5.77m)

EN SUITE BATHROOM/SHOWER ROOM

BEDROOM 2 17'8" x 13'8" (5.38m x 4.17m)

EN SUITE SHOWER ROOM

BEDROOM 4 11'1" x 10'2" (3.38m x 3.10m)

EN SUITE SHOWER ROOM

FIRST FLOOR

LIVING ROOM/DINING ROOM/KITCHEN 37'2" x 28'1" (11.33m x 8.56m)

BALCONY/TERRACE

LIBRARY/BEDROOM 3 20'8" x 18'4" (6.30m x 5.59m)

EN SUITE SHOWER ROOM

OUTSIDE

REAR GARDEN - DIRECT BEACH ACCESS

DRIVEWAY

DOUBLE GARAGE

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band G.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.











Hartfield Road, TN39

Approximate Gross Internal Area = 227.2 sq m / 2446 sq ft
 Approximate Garage Internal Area = 29.9 sq m / 322 sq ft
 Approximate Total Internal Area = 257.1 sq m / 2768 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.

OPENING HOURS: 8:45 am – 5:45 pm weekdays 9 am – 5:30 pm Saturdays

These particulars are issued on the strict understanding that ALL negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct, but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness.

Also at: 6 Cornfield Road, Eastbourne, East Sussex, BN21 4PJ Tel (01323) 722222 Fax (01323) 722226

Valuers, Land & Estate Agents
 6 Cornfield Road, Eastbourne
 East Sussex BN21 4PJ

Tel: 01323 722222
Fax: 01323 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		90	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	