




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

35 St Johns Road, Bexhill-on-Sea, East Sussex TN40 2EF

£329,950



3 Bedroom



1 Bathroom



1 Reception



AT A GLANCE...

This well presented three bedroom end-of-terrace home benefits from a west-facing rear garden and a garage en bloc, making it an ideal choice for families and downsizers alike.

Located in the highly sought-after Chantry area, close to Bexhill Old Town and just over a mile from the seafront promenade, mainline train station, and town centre, the property enjoys a bright and airy feel throughout. The accommodation comprises an enclosed entrance porch leading into a welcoming inner hallway. The spacious lounge/dining room is filled with natural light and offers direct access to, and pleasant views over, the rear garden.

The modern fitted kitchen/breakfast room features a range of matching wall and base units, an integrated oven and hob, and space for additional appliances.

The first floor offers three well-proportioned bedrooms and a contemporary fitted shower room. Further benefits include gas central heating and double glazing throughout. To fully appreciate everything this attractive home has to offer, early viewing is highly recommended.

35 St Johns Road, Bexhill-on-Sea, East
Sussex, TN40 2EF

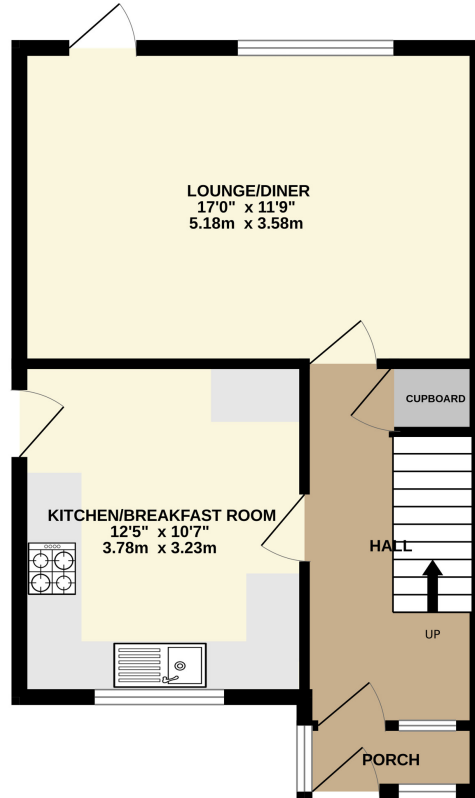
 3 Bedroom  1 Bathroom  1 Reception



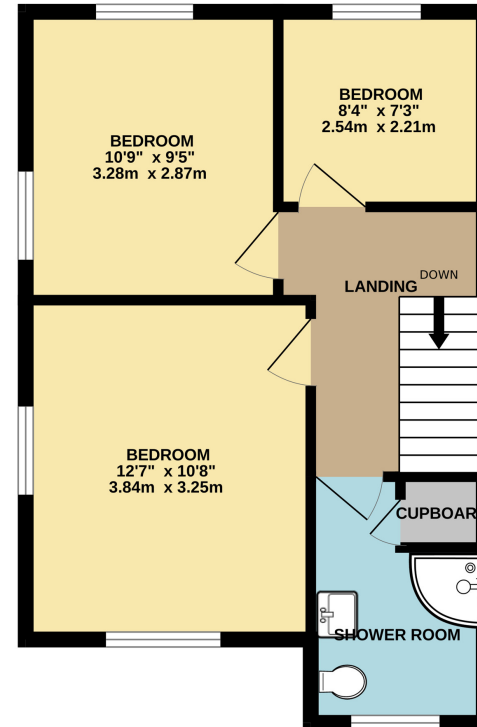
Key Features:

- End Of Terrace House
- Modern Fitted Kitchen/Breakfast Room
- West Facing Rear Garden
- Three Bedrooms
- Garage En-Bloc
- Popular Chantry Location

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | 72 | 86 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Exterior

There is a block paved patio at the front of the property and gated side access to the rear garden. The rear garden is west facing and laid to patio for low maintenance. To the rear of the property you will find a single garage en-bloc.

Location

The house is located in the popular Chantry area of Bexhill and within walking distance to Chantry Primary School. Bexhill Town Centre, seafront promenades are just under a mile away. The mainline train station is also just under a mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School being St Richards Catholic college boasting an 'Outstanding' OFSTED rating and the well-regarded Bexhill 6th form college being just 0.8 miles away.

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