



51 Barrack Road, Bexhill-on-Sea, East
Sussex TN40 2AZ



PROPERTY DESCRIPTION

A spacious and characterful four bedroom detached house ideally situated in the popular Chantry area of Bexhill and within a short drive of the town centre, seafront and railway station. The ground floor accommodation has undergone significant change by the current vendors and now comprises; inviting entrance hall, bay fronted lounge with dual fuel burner which is open to the impressive and contemporary kitchen/dining/breakfast room with both having solid oak floors, utility room and WC. On the first floor there are four bedrooms and a modern shower room. Outside there is a secluded area of front garden, two outside storage cupboards, a good size rear garden and garage at the foot of the garden with access from the adjacent road. EPC - D

FEATURES

- Modernised Period Property
- Four Bedrooms
- Bay Fronted Lounge
- Impressive Open Plan Kitchen/Dining/Breakfast Room
- Modern Shower Room
- Utility Room & Ground Floor WC
- Garage With Gated Access On Silvester Road
- Sought After Chantry Location
- Good Size Rear Garden
- Short Drive To Bexhill Town Centre, Seafront & Railway Station
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via original oak door, sash window to the front, stairs rising to the first floor, dado rail, tiled flooring, radiator.

Lounge

13' 11" x 11' 7" (4.24m x 3.53m) Double glazed bay window to the front, feature fireplace with inset dual fuel burner, ceiling coving, radiator, solid oak flooring.

Kitchen/Breakfast/Dining Room

23' 3" x 14' 3" reducing to 11' 4" (7.09m x 4.34m reducing to 3.45m) Double glazed windows to the side and rear, double doors to the rear leading to the garden.

Kitchen Area

Spotlights, feature low hanging pendant lights, a re-fitted and contemporary kitchen comprising; a range of working surfaces with inset one and a half bowl sink and drainer unit with mixer tap, range style cooker with large extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in fridge/freezer and dishwasher, breakfast bar, solid oak flooring.

Dining Area

Ceiling coving, feature fireplace, radiator, solid oak flooring.

Utility Room

6' 6" x 5' 11" (1.98m x 1.80m) UPVC door with double glazed frosted glass window to the side, spotlights, working surface area, wall mounted cupboards, space for two under-counter appliances, butler sink with mixer tap.

WC

Double glazed frosted glass window, low level WC.

First Floor Landing

Double glazed window to the side on the half landing, access to loft space via hatch, dado rail.

Bedroom One

13' 11" x 11' 7" (4.24m x 3.53m) Double glazed bay window to the front, ceiling coving, picture rail, built-in cupboard, radiator.

Bedroom Two

14' 5" x 11' 7" (4.39m x 3.53m) Double glazed windows to the rear, ceiling coving, picture rail, radiator.

Bedroom Three

11' 2" x 11' 0" (3.40m x 3.35m) Double glazed window to the rear, ceiling coving, picture rail, radiator.

Bedroom Four

7' 11" x 7' 1" (2.41m x 2.16m) Double glazed box window to the front, radiator.

Shower Room

Double glazed frosted glass window to the side, large walk-in shower cubicle with handheld attachment and shower over, low level WC, wash hand basin with mixer tap, radiator.

Outside

To the front there is an area of garden laid to lawn behind hedging, outside storage with power.

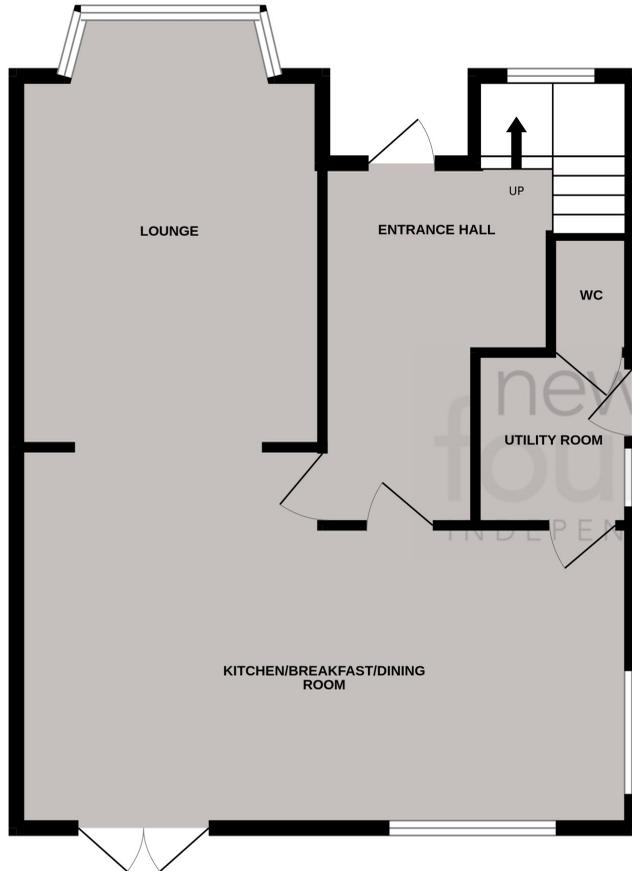
To the rear there is a raised patio area, steps down to the main area or garden which is on two levels and laid to lawn, outside storage housing gas fired boiler and cylinder, gated side access.

Garage

At the foot of the garden with metal up and over door and accessed via double gates on Silvester Road.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

