



22 South Cliff, Bexhill-on-Sea, East
Sussex TN39 3EJ



PROPERTY DESCRIPTION

A character 4 bedroom detached house situated in one of the most sought after roads in Bexhill with views over the English Channel. The accommodation comprises south facing sun lounge, entrance hall, sitting room, dining room, conservatory, kitchen/dining room, utility room, garden room/office, ground floor shower room and W/C, master bedroom with en-suite, family bathroom, gas boiler and radiators, double glazed, off road parking. EPC-D

FEATURES

- Sought After Road With Sea Views
- 4 Bedroom Detached House
- Sitting Room
- Dining Room
- Conservatory overlooking garden
- Good Size & Well Kept Rear Garden
- Council Tax Band G
- Sun Balcony
- En-Suite Bathroom To Master Bedroom
- Kitchen Breakfast room





ROOM DESCRIPTIONS

Entrance

20' 0" x 5' 3" (6.10m x 1.60m) Double glazed front door leading to enclosed sun room having double glazed windows, tiled floor, radiator, door leading into the main hallway.

Entrance Hall

With under stair storage cupboard, central heating thermostat, telephone point, radiator, picture rail.

Sitting Room

21' 3" x 11' 11" (6.48m x 3.63m) A triple aspect room having window with southerly aspect, double glazed window overlooking side garden, patio doors overlooking the garden and the conservatory, two radiators, television point, wall lights, feature fireplace, picture rail.

Conservatory

21' 6" x 16' 10" (6.55m x 5.13m) Brick base with double glazed windows and French doors leading onto the rear garden, two radiators.

Dining Room

12' 11" not including bay x 12' 11" (3.94m not including bay x 3.94m) Double glazed windows with a southerly aspect overlooking the front garden, radiator, stripped and stained floor boards, feature fireplace, picture rail, serving hatch.

Inner hallway

With radiator, archway leading through to the conservatory, door to ground floor WC/shower room.

Ground Floor Shower Room And W/C

Walk in shower with glass screen and independent electric shower with tiled walls, wash hand basin, low-level WC, extractor fan.

Kitchen/Dining Room

21' 2" x 12' 9" reducing to 11' 4" (6.45m x 3.89m reducing to 3.45m) Having double glazed windows and double glazed French doors overlooking the rear garden. Fitted with single drainer sink unit with mixer tap with cupboards under, range of working surfaces with cupboards and drawers under, plumbing for dishwasher, space for range style cooker, wall mounted cupboards, radiator, serving hatch, further working surfaces with cupboards and drawers below, door to rear lobby with tiled floor, double glazed French doors giving access to the driveway. There is a further door from the kitchen leading to utility room

Utility Room

9' 4" x 8' 3" (2.84m x 2.51m) (formally the rear of the garage) With courtesy door to the garage, fitted with single drainer stainless steel sink unit with cupboards under, wall mounted cupboards over, plumbing for washing machine, wall mounted gas boiler, double glazed window and double glazed door leading to the garden room/study.



Garden Room/Study

11' 1" x 9' 4" (3.38m x 2.84m) Having double glazed French doors leading onto the patio and double glazed full length window with views over the garden, radiator.

First Floor Landing

Stairs rising to the first floor landing with double glazed door and window giving access to the south facing sun balcony with sea views, access to loft space, built-in airing cupboard housing hot water tank with storage cupboard over, picture rail.

Bedroom 1

12' 11" not including bay x 12' 11" (3.94m not including bay x 3.94m) Having a dual aspect with double glazed windows with far reaching views over the English Channel, radiator, picture rail, door to en-suite bathroom.

En-Suite Bathroom

Fitted with panel bath, low-level WC, frosted double glazed window, wash hand basin with storage cupboard below.

Bedroom 2

11' 11" x 11' 0" (3.63m x 3.35m) Having double glazed window, with far reaching views over the English Channel, radiator, picture rail, wash hand basin with storage cupboard under.

Bedroom 3

11' 5" x 9' 6" (3.48m x 2.90m) + 8' 8" x 6' 7" (2.64m x 2.01m) Having double glazed windows overlooking the gardens, radiator, picture rail.

Bedroom 4

11' 6" x 9' 8" (3.51m x 2.95m) Double glazed window with outlook to the side, radiator, picture rail.

Family Bathroom

P- shaped bath with independent shower over with glass screen and mixer tap, low-level WC, wash hand basin with mixer tap, heated towel rail, frosted double glazed window.

Outside

To the front of the property the gardens are laid to lawn with Indian sandstone pathway, screened by hedging, driveway leading to the garage with electric roller door 11'11 x 9'4.

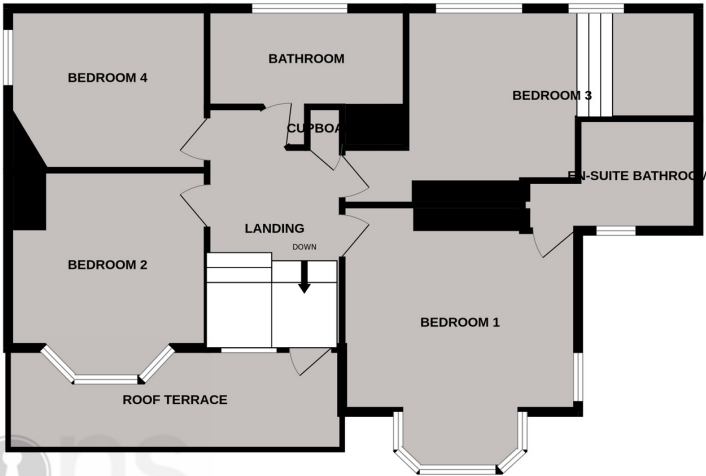
The principal area of gardens are located to the rear of the property laid to lawn with flower and shrub borders, screened by fencing, timber summer house, gated side access, steps leading to raised area of garden with brick built flower and shrub borders, vegetable garden, timber shed.

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
Very energy efficient - lower running costs				
(92+)	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				
			59	69
England, Scotland & Wales			EU Directive 2002/91/EC	

