



2 Sedgewick Road, Bexhill-on-Sea, East Sussex, TN40 2DA

Immaculately Presented Three Bedroom End Of Terrace House £269,950 - Freehold



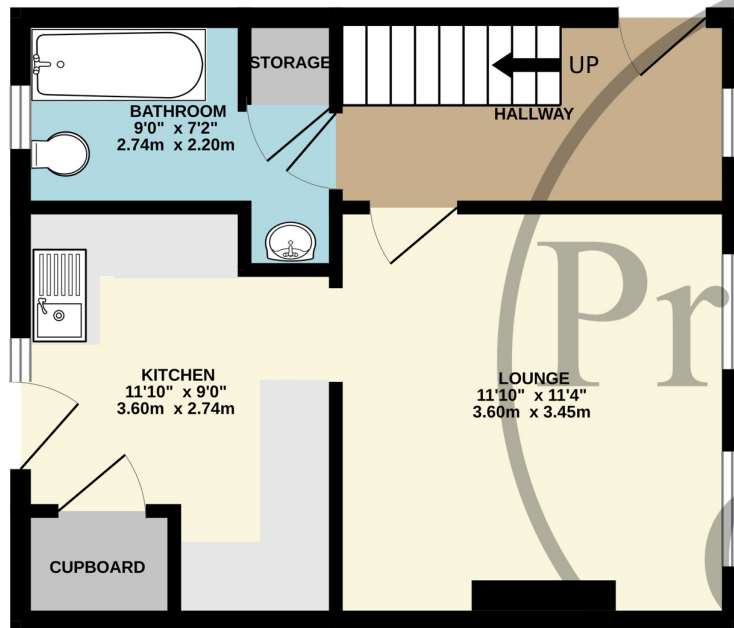




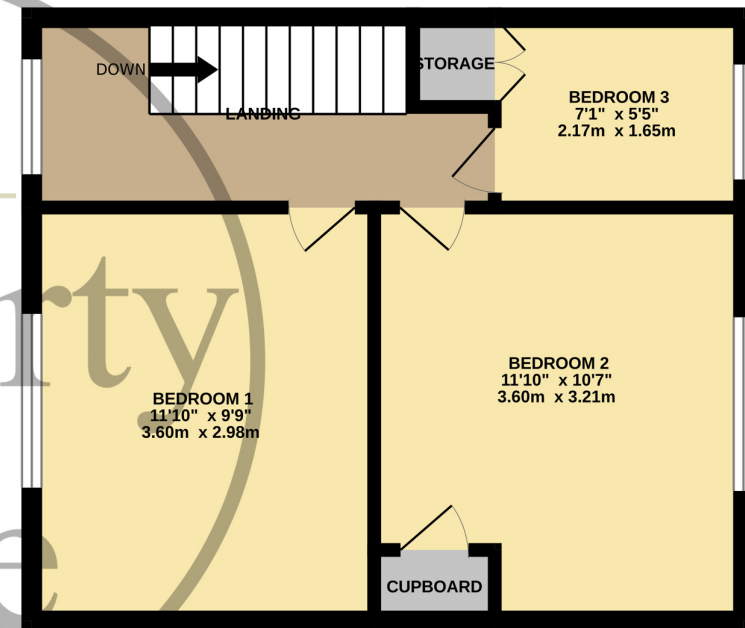
Property Cafe are delighted to present to the market this immaculately presented Three bedroom end of terrace house for sale in a convenient position of Bexhill close by to excellent bus routes, local shops and schools. Accommodation and benefits include; A bright & airy entrance hall with feature porthole style window; Spacious lounge offering plenty of space to relax & entertain; Modern fitted kitchen with ample cupboard & worktop space in addition to an integrated oven & electric hob; Ground floor family bathroom comprising of bath & overhead shower, wash basin & WC. The 1st floor consists of three well proportioned bedrooms all generous in size, further storage cupboards and a spacious landing. Externally the property benefits from a private rear garden with rear access. The house is offered for sale in immaculate condition throughout having been comprehensively updated including a new roof, new heating system & boiler, contemporary decor and new flooring. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
347 sq.ft. (32.2 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.




**TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1886.47  
**Parking Types:** On Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (70)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	<small>EU Directive 2002/91/EC</small> 	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom End Of Terrace House For Sale
  - Immaculate Condition Throughout
    - Modern Fitted Kitchen
  - Three Well Proportioned Bedrooms
    - Private Rear Garden
- Convenient Location & Excellent Transport Links
  - New Roof Fitted
  - New Gas Central System & Gas Combi Boiler
    - Ample Storage Throughout
    - Viewing Highly Recommended.