



5 St Johns Road, Bexhill-on-Sea, East Sussex, TN40 2EE

Immaculate Four Bedroom Detached Bungalow With Garage & Off-Road Parking £495,000 - Freehold





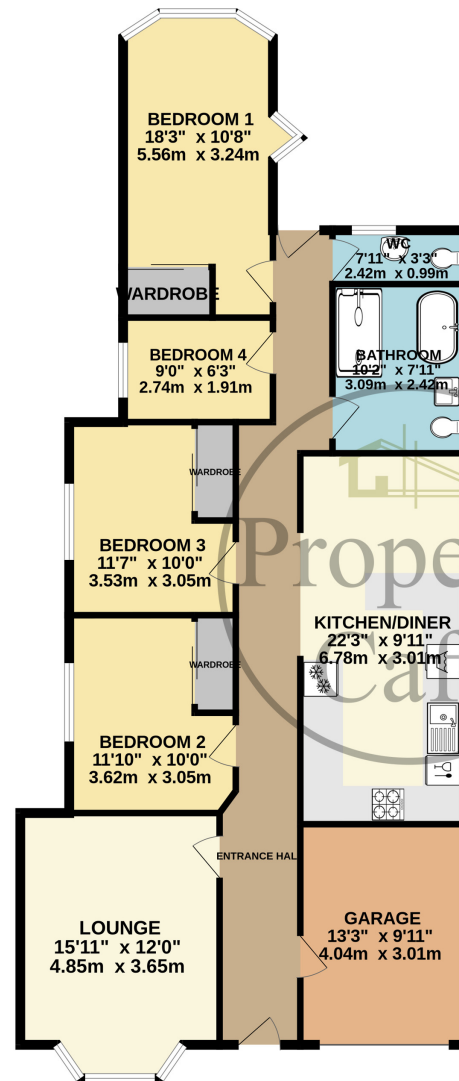


Property Cafe are delighted to present to the market this stunning, four bedroom, detached bungalow for sale, positioned in a convenient location close by to the town centre and Bexhill Hospital. Accommodation and benefits include; A bright & airy entrance hall giving access to all rooms; South facing lounge with feature bay window; Open plan kitchen/diner offering a great entertaining space; The high spec kitchen boasting ample cupboard & worktop space in addition to a breakfast bar and integrated appliances including, electric oven, gas hob, fridge/freezer, washing machine & dishwasher; Four bedrooms across the bungalow, three generous double rooms all benefitting from fitted wardrobes and a fourth single bedroom/study; Modern fitted family bathroom comprising of freestanding roll top bath, separate double shower cubicle, wash basin, WC & vanity unit; Separate WC with toilet and hand wash basin. Externally this property offers a private rear garden, single garage and off-road parking for several cars. The bungalow is in immaculate condition throughout, with updated gas central heating & new boiler, updated electrics, double glazed and is to be sold with no onward chain. We recommend you view at your earliest convenience.

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.



GROUND FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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:** 4  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (57)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living. Level access.

| 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>                            |                         |           |
| (55-68) <b>D</b>                            | 57                      | 81        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |



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.





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- Immaculately Presented Four Bedroom Detached Bungalow For Sale
  - South Facing Lounge
- Stunning Kitchen/Diner With Integrated Appliances
  - Modern Fitted Family Bathroom
  - Private Rear Garden
  - Integral Single Garage

- Off-Road Parking For Several Cars
  - Separate WC
- Convenient Location Close By To Bexhill Town Centre
  - Sold With No Onward Chain
  - Viewing Highly Recommended