



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000** 21 St Andrews Road, Bexhill-on-Sea TN40 2BQ  
5 Bedroom 2 Bathroom 3 Reception



## AT A GLANCE...

This substantial semi-detached house boasts spacious accommodation over three floors, boasting a wealth of character & charm amongst modern fixtures and fittings. It is less than a mile from Bexhill town centre, as well as the famous seafront promenade and well-regarded schools.

The versatile accommodation includes: a welcoming entrance hall leading to the impressive kitchen/diner with double doors opening out to the rear garden. Matching wall and base units are finished with quartz work surfaces in the kitchen. Additionally, there is an integrated dishwasher, appliance space, and a breakfast bar. With an exposed brick fireplace, inset log burner and bay window, the lounge/diner measures over 23 ft. Double doors open to an additional reception room that is currently used as a children's playroom but could have multiple uses. A cloakroom is also included on the ground floor, as well as a garage that houses the utilities.

On the first floor are two bay fronted double bedrooms, a four-piece bathroom suite, a separate shower room, and two more bedrooms.

21 St Andrews Road, Bexhill-on-Sea, East  
Sussex, TN40 2BQ

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gas central heating via a digital combination boiler installed in 2020 and is double glazed throughout.

### Exterior

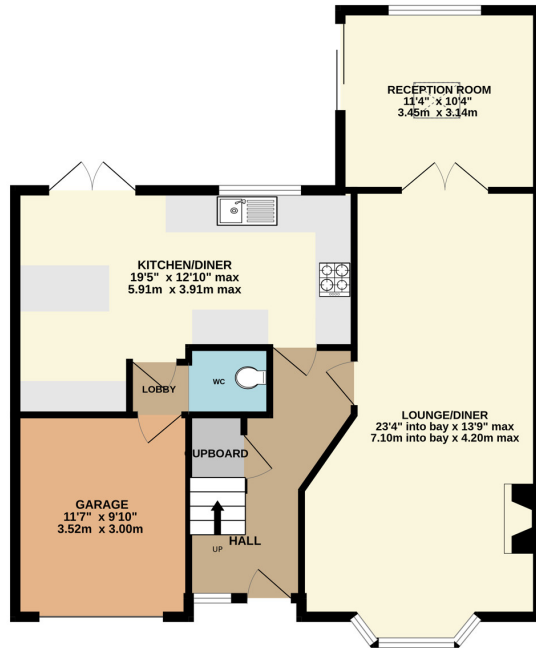
The front garden is laid to lawn. There is off-road parking for at least two vehicles and access is available into the garage via an electric roller door. The rear garden is predominantly laid to lawn with a patio area ideal for alfresco dining. Features of the garden include a mature magnolia tree, garden stores, outdoor power and a small pitch & putt area.

### Location

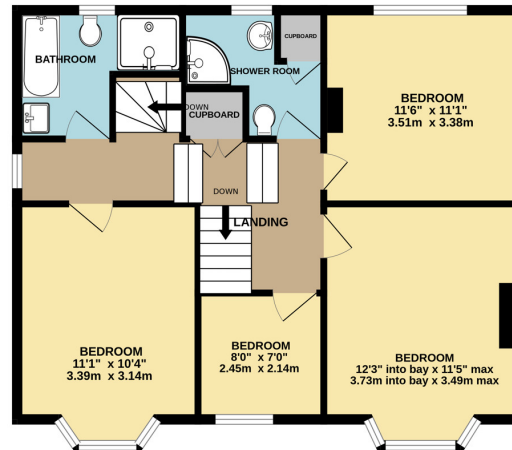
The house is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School, also close by to many other well-regarded schools for all ages.

Bexhill town centre, and seafront promenades are just under a mile away, together with the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

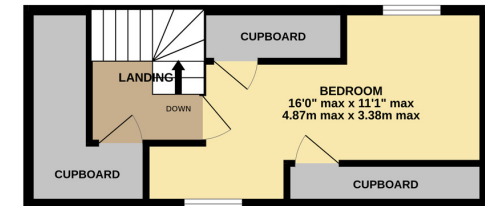
GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.3 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(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		

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