

£425,000 Freehold



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





## PROPERTY DESCRIPTION

A characterful 1930's three bedroom detached house situated in the sought after 'Chantry' area of Bexhill just a short distance from the Old Town & Manor Barn Gardens whilst the town centre, seafront and train station are only a short drive away. The property is also well located for the local primary school. Set over two floors the accommodation comprises; entrance hall, bay fronted lounge, good size kitchen, utility room, large conservatory which leads to the garden, cloakroom/WC, three first floor bedrooms and a modern shower room. For anyone looking to make changes, planning permission has been granted and can be viewed using RR/2024/1018/P. Outside there is a large driveway with off parking for multiple vehicles, garage and an extensive SOUTH FACING garden with large insulated cabin with power making an ideal home office. EPC - D.

## FEATURES

- 1930's Three Bedroom Detached House
- Bay Fronted Lounge
- Extensive South Facing Rear Garden With Insulated Timber Garden Room/Office
- Garage And Plenty Of Off Road Parking
- Utility Room
- Sought After Chantry Location
- Good Size Conservatory
- Planning Permission Granted To Extend & Re-Model - Reference RR/2024/1018/P.
- Modern Shower Room
- Council Tax Band - D







## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via wooden front door, stairs rising to the first floor, useful under-stairs storage cupboard.

### Cloakroom/WC

Frosted double glazed window to side, low level WC, wall mounted wash hand basin.

### Lounge

14' 11" x 14' 0" into bay (4.55m x 4.27m into bay) Double glazed bay window to front, feature fireplace with surround, picture rail.

### Kitchen/Diner

13' 11" x 12' 0" (4.24m x 3.66m) Double glazed window to the side, doors leading to the conservatory, fitted kitchen comprising; a range of matching wall and base units with worktop surfaces over incorporating stainless steel double drainer sink unit and mixer tap, inset gas hob with extractor hood over and electric oven below, space for fridge/freezer, space and plumbing for dishwasher, radiator.

### Utility Room

7' 6" x 4' 6" (2.29m x 1.37m) Double glazed window to side, fitted with a range of base units with worktop surfaces over, space and plumbing for washing machine, space for tumble dryer.

### Conservatory

13' 10" x 13' 9" (4.22m x 4.19m) Double glazed windows to the sides and rear, electric wall heater, double doors to the rear giving access onto the garden.

### Landing

Double glazed window to side, access to loft space via hatch.

### Bedroom One

15' 0" x 14' 1" (4.57m x 4.29m) Double glazed bay window to the front, radiator.

### Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m) Double glazed window to rear over looking the garden, radiator.

### Bedroom Three

10' 10" x 8' 1" (3.30m x 2.46m) Double glazed window to rear overlooking the garden, radiator.

### Shower Room

Double glazed frosted glass window to front, low level WC, pedestal wash basin, tiled shower cubicle with overhead rainfall shower head and hand held shower spray unit.

### Outside

The front of the property is approached via an extensive driveway and leads to the garage, gated side access, area laid to lawn, various shrubs and bushes.

The rear garden benefits from being of a southerly aspect and a good size.

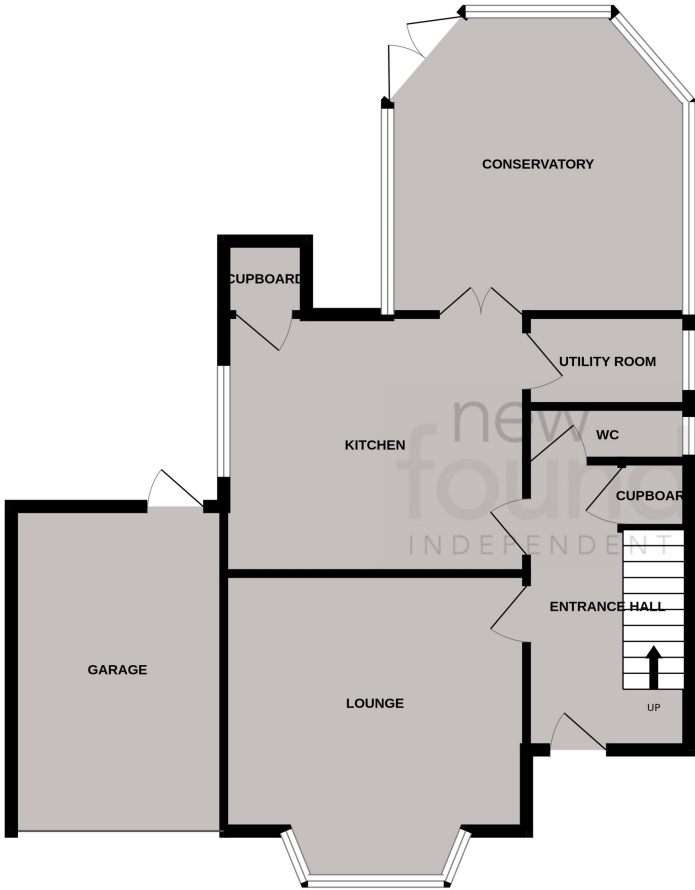
Adjacent to the rear of the property there a patio area ideal for entertaining, further raised patio ideal for table and chairs or hot tub, various timber framed sheds, the remainder of the garden is laid to lawn, two insulated garden cabins ideal for a home office or play room with one measuring 14ft x 9ft.

### NB - Planning Permission Granted

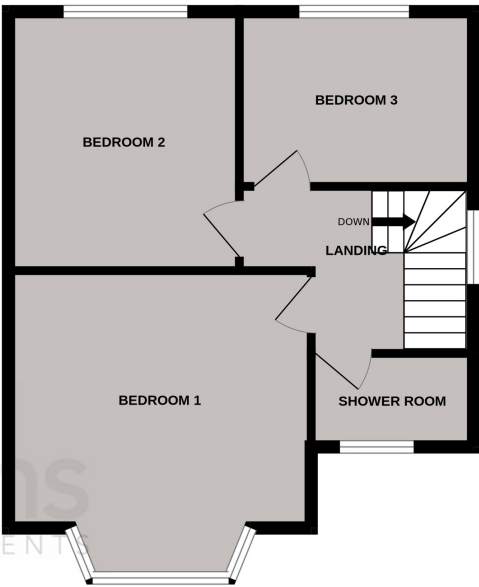
Planning approval has been granted for a significant remodel of the house that includes the addition of a two-storey side extension, a single-storey rear extension, and a rebuild of the roof, including enlargement to accommodate additional living space. RR/2024/1018/P.

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+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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		EU Directive 2002/91/EC

