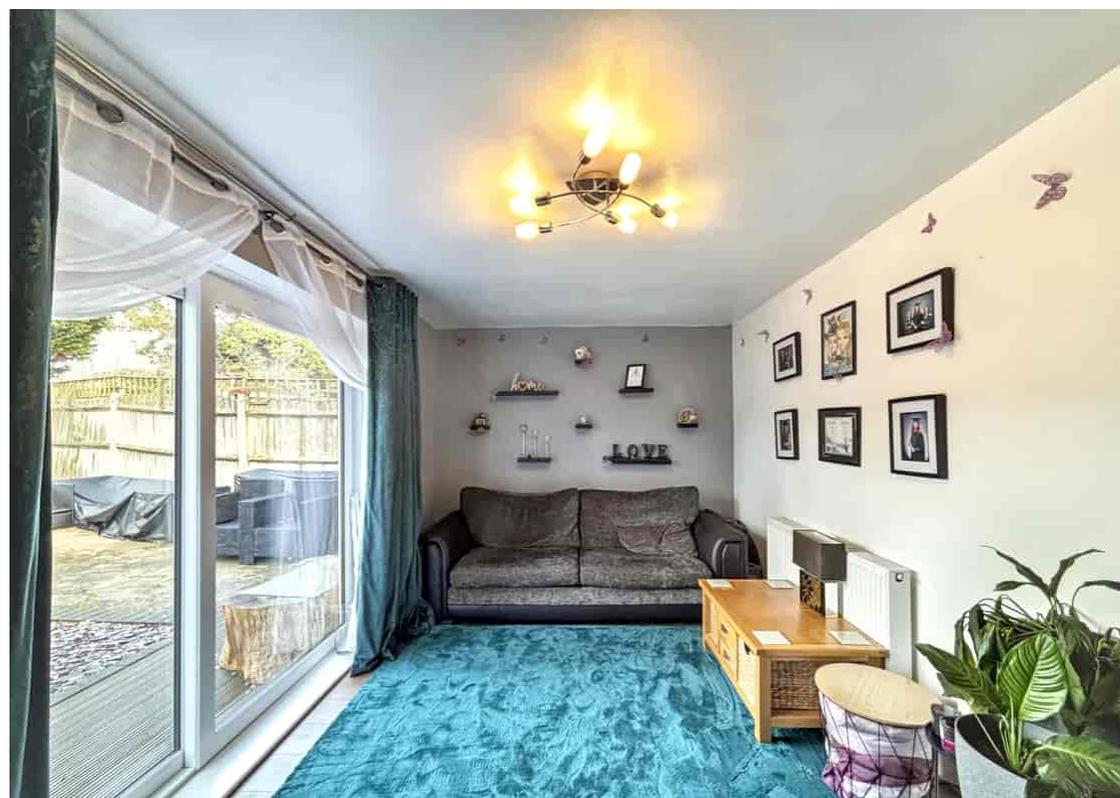
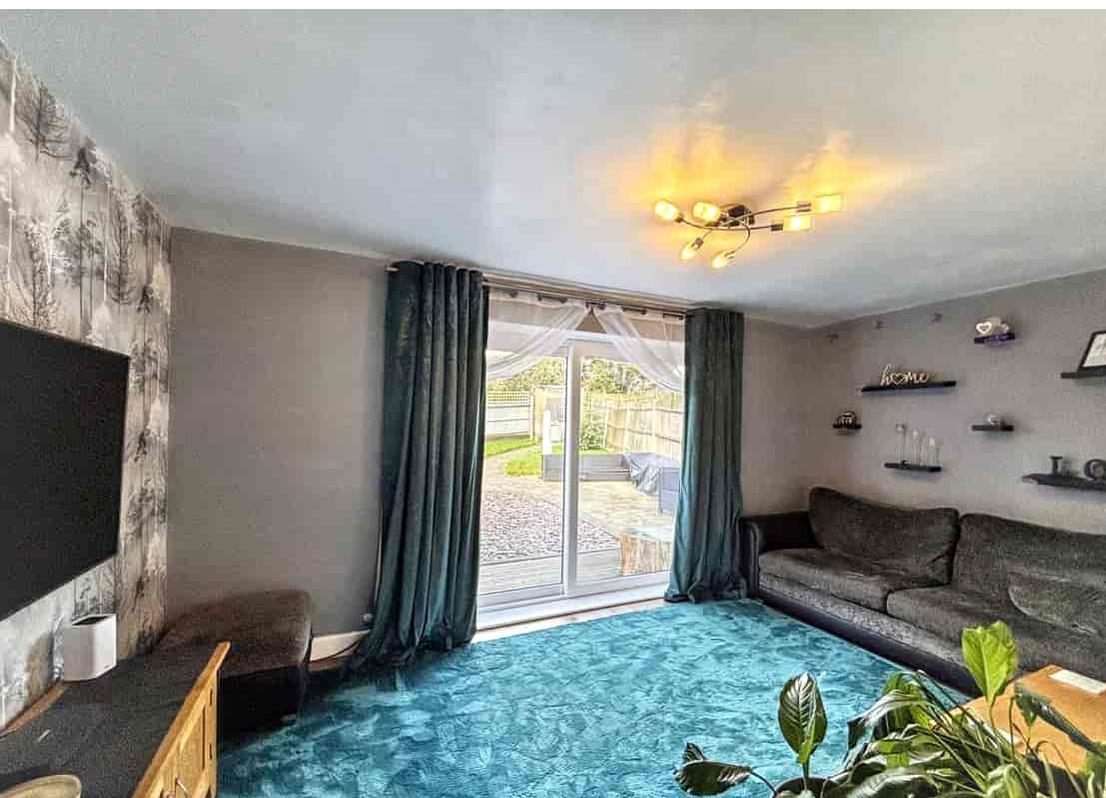




22 Birch View, Bexhill-on-Sea, East Sussex, TN39 4BB

Well Presented Three Bedroom House For Sale With A Landscaped Rear Garden £275,000 - Freehold





Located in a quiet cul-de-sac within a convenient and sought-after residential area, this charming three-bedroom end of terrace house presents an excellent opportunity for families and first-time buyers alike. Close to local shops, reputable schools, and excellent transport links, the property offers a superb blend of peaceful living and practical accessibility. Viewing is highly recommended to truly appreciate the fantastic condition and layout on offer.

The property boasts three well-proportioned bedrooms, thoughtfully designed to provide comfortable and flexible accommodation. The spacious master bedroom is a particular highlight, featuring a modern shower cubicle that adds a touch of luxury and convenience. Alongside this, a contemporary fitted bathroom and a handy ground floor WC cater expertly for family life and visitors.

At the heart of the home lies a generous kitchen/diner, offering ample cupboard and worktop space for culinary creativity and family dining. This bright and welcoming space provides the perfect setting for everyday meals or entertaining guests. Adjacent to the kitchen, a cosy lounge overlooks the large, private west-facing garden, creating a tranquil environment to relax and unwind while enjoying views of the beautifully maintained outdoor space.

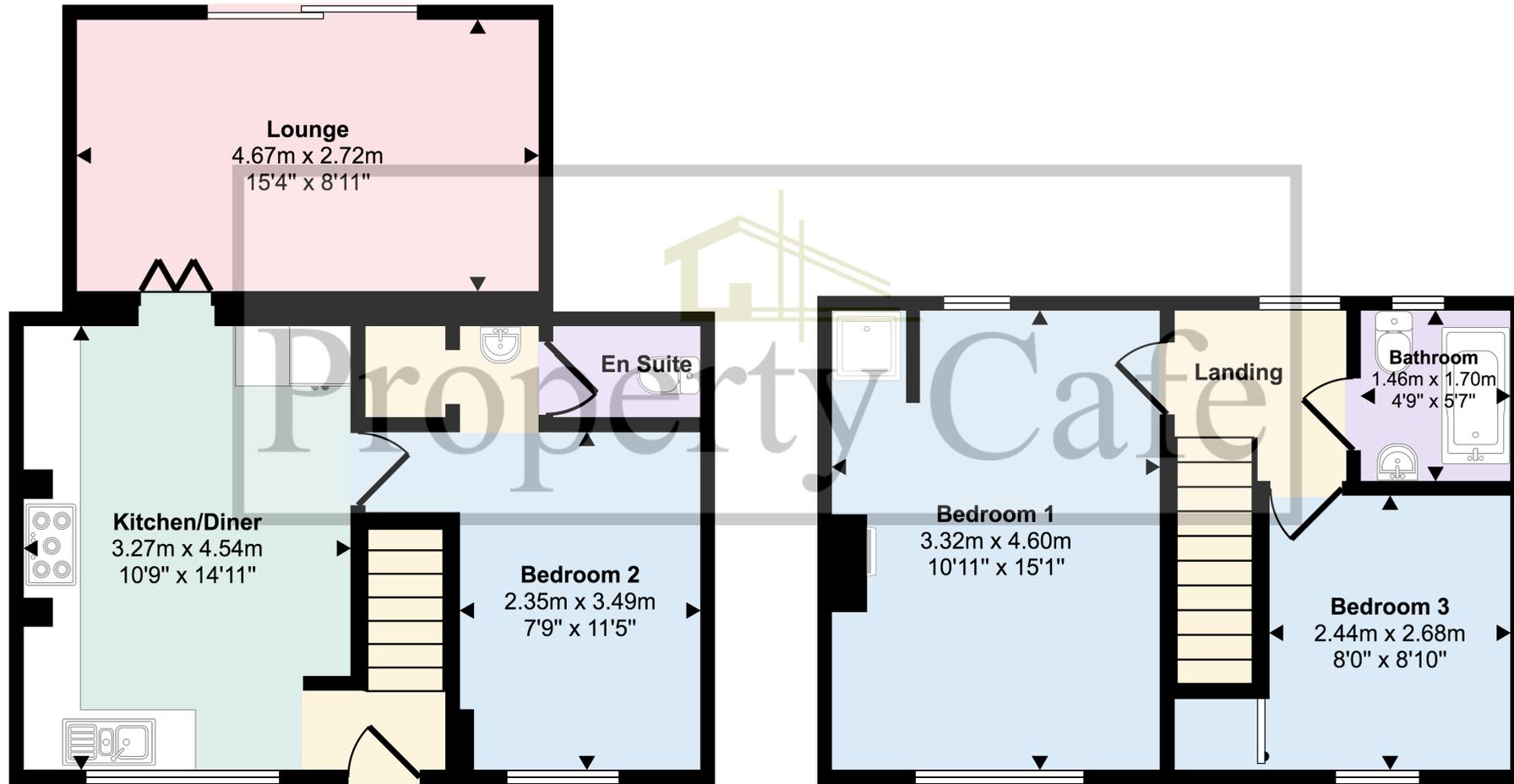
Externally, the large garden is a true asset, offering a quiet and private area for outdoor activities, gardening, or simply soaking up the afternoon sun thanks to its west-facing aspect. The peaceful setting of the cul-de-sac further enhances the property's appeal, providing a safe and serene environment, ideal for children and pets.

Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. The property demonstrates excellent decorative order, allowing new owners to move in with minimal fuss and start enjoying their new home immediately.

This three-bedroom end of terrace house offers an attractive and versatile living space in a location that combines tranquility with convenience. With its ample accommodation, excellent garden, and proximity to essential local amenities and transport links, this property represents a fantastic opportunity. Early viewing is strongly advised to avoid disappointment and fully appreciate everything this lovely home has to offer.



Approx Gross Internal Area
77 sq m / 823 sq ft

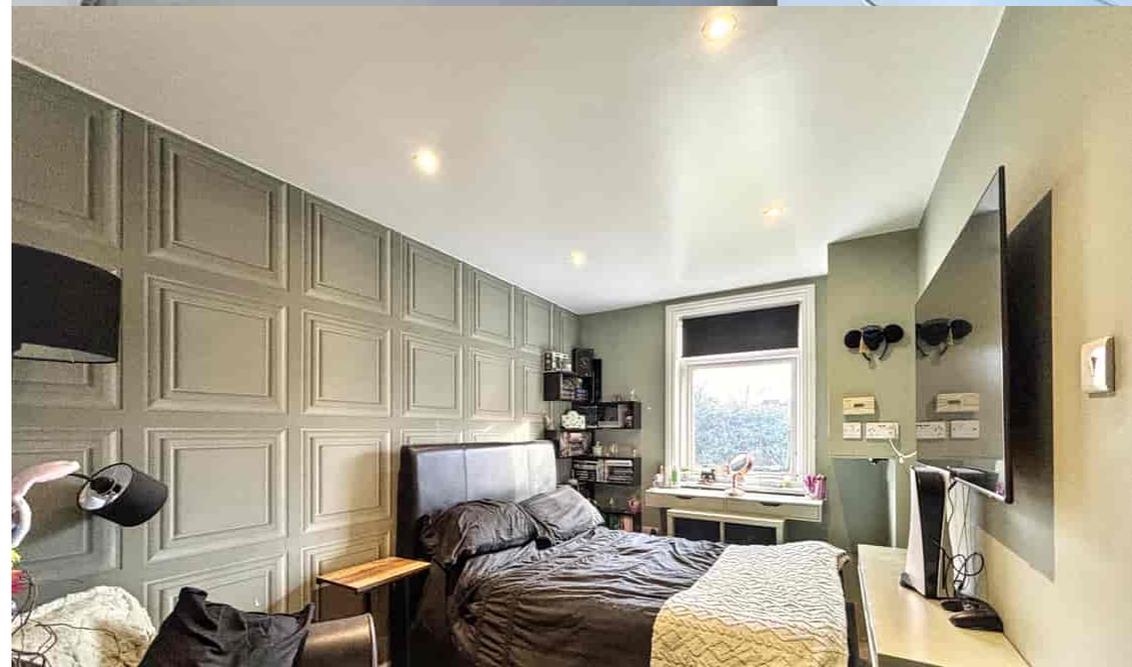


Ground Floor
Approx 45 sq m / 487 sq ft

First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
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: FTTC.
Accessibility Types: Lateral living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		86
B		
(69-80)	70	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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.





The property is situated in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Sidley high street. 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 pharmacy & 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
 - Cosy Lounge Overlooking The Garden
 - Generous Kitchen/Diner
 - Three Well Proportioned Bedrooms
 - Modern Fitted Bathroom
- Spacious Master Bedroom Including Shower Cubicle
- Large, Private West Facing Garden
 - Ground Floor WC
- Quiet Cul-De-Sac & Convenient Location, Close To Shops, Schools & Transport Links
- Excellent Decorative Order Throughout
- Gas Central Heated & Double Glazed
 - Viewing Highly Recommended