



Tel: 01424 233330









AT A GLANCE...

Within a mile of Bexhill town centre, the mainline train station. and the iconic seafront promenade, this modern detached house is located in the Chantry area of Bexhill Old Town.

This house comes with modern fixtures and fittings, gardens to the front and rear, parking, and a garage, as well as accommodation that includes; the welcoming entrance hall has a cloakroom and leads to the spacious dual aspect lounge/diner measuring over 27ft with ample space for both living room and dining room furniture, a door to the rear garden and another door to the kitchen. The modern fitted kitchen features matching wall and base units with an integrated double oven, a gas hob, space and plumbing for further appliances and a door out to the side of the property. From the landing on the first floor you can access four bedrooms and the family bathroom.

There are three double bedrooms and one single bedroom. One of the double bedrooms benefits from an en-suite shower. Furthermore, the property benefits from gas central heating and double glazing throughout.

To appreciate all this beautiful property has to offer in full, an early viewing is highly recommended!

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













Key Features:

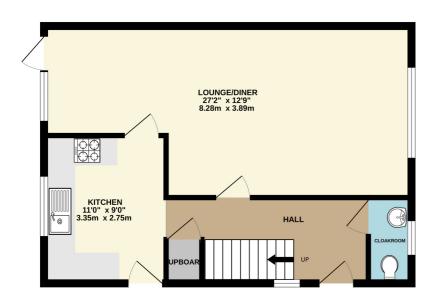
- Modern Detached House
- Popular Chantry Location In Bexhill Old Town
- · Bedroom With En Suite Shower
- Spacious Reception Room

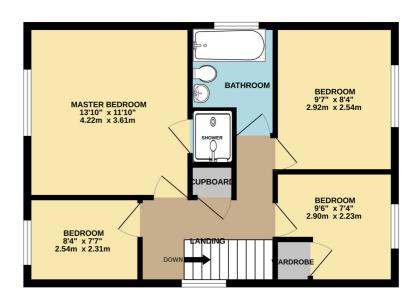
- Four Bedrooms
- Gardens To The Front & Rear
- Off Road Parking & Garage
- Modern Kitchen & Bathroom



GROUND FLOOR 518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR 518 sq.ft. (48.1 sq.m.) approx.





TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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.

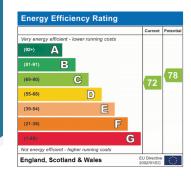
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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Exterior

The house sits in a private position, screened by wellestablished plants and mature trees. To the rear of the property you will find a low-maintenance rear garden, predominantly laid to artificial lawn with a patio area ideal for alfresco dining.

To the rear of the property there is a driveway providing off-road parking for two vehicles and a single garage.

Location

The house is located in the popular Chantry area of Bexhill and within walking distance to Chantry Primary School. Bexhill Town Centre, seafront promenades are just under a mile away. The mainline train station is also just under a mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School being St Richards Catholic college boasting an 'Outstanding' OFSTED rating and the well-regarded Bexhill 6th form college being just 0.8 miles away.

