



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£425,000** 2 St Johns Road, Bexhill-on-Sea TN40 2EE  
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 1 Reception







## 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

 4 Bedroom  2 Bathroom  1 Reception

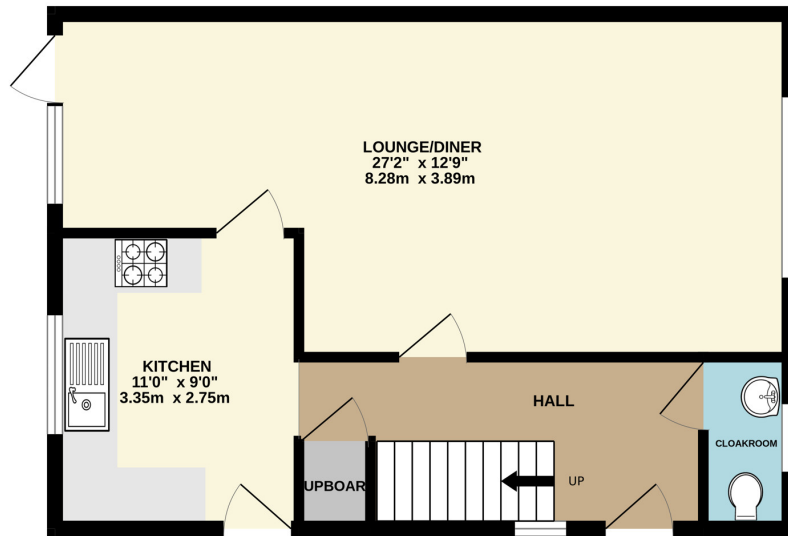


### Key Features:

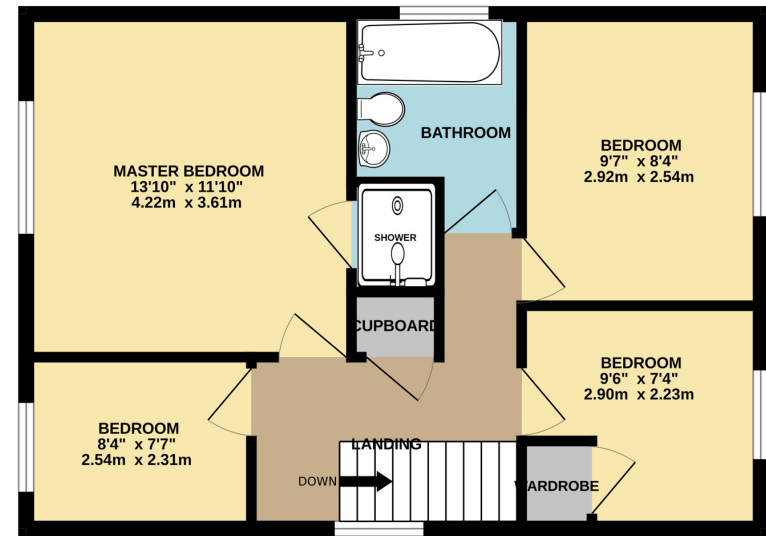
- Modern Detached House
- Popular Chantry Location In Bexhill Old Town
- Bedroom With En Suite Shower
- Spacious Reception Room
- Four Bedrooms
- Gardens To The Front & Rear
- Off Road Parking & Garage
- Modern Kitchen & Bathroom

  
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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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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Exterior

The house sits in a private position, screened by well-established 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.

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