



63 St James Crescent, Bexhill-on-Sea,  
East Sussex TN40 2DL





## PROPERTY DESCRIPTION

An extremely well presented, deceptively spacious and versatile five/six bedroom detached chalet style house. The property is situated in a quiet crescent just over a mile from Bexhill Town Centre, seafront and railway station whilst also being one and half miles from Ravenside Retail Park. The accomodation is set over two floors and on the ground floor there is an entrance porch, entrance hall, good size lounge/dining room with double doors leading to the garden, a magnificent kitchen/breakfast room, two double bedrooms, a further bedroom/office and shower room. On the first floor there are three bedrooms and a modern family bathroom. Outside there is a large block paved driveway, detached garage and low maintenance rear garden. EPC - D.

## FEATURES

- Five/Six Bedroom Detached Chalet Style House
- Versatile Accommodation Set Over Two Floors
- Well Presented Throughout
- Re-Fitted & Magnificent Kitchen/Breakfast Room
- Good Size Lounge/Dining Room With Double Doors Leading To The Garden
- Quiet Cul-De-Sac Location
- Ground Floor Shower Room & First Floor Family Bathroom
- Low Maintenance Rear Garden
- Would Suit Multi-Family Living
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door, double glazed windows to the front and sides.

### Entrance Hall

Ceiling coving, overhead cupboard housing electric meter and fuse box, large walk-in cloaks cupboard.

### Lounge/Dining Room

Lounge Area: 13' 11" x 12' 2" (4.24m x 3.71m)

Dining Area: 10' 5" x 8' 11" (3.17m x 2.72m)

Two double glazed windows to the side and full height double glazed windows to the rear, double glazed double doors leading to the garden, ceiling coving, two radiators, under-stairs cupboard, archway through to the kitchen.

### Kitchen/Breakfast Room

16' 9" max x 9' 0" max (5.11m max x 2.74m max) Double glazed window to the rear overlooking the garden, ceiling coving, a stunning and re-fitted room comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over and stainless steel splash-back, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric oven and dishwasher, space for fridge/freezer and cupboard with space for washing machine, further storage cupboard housing wall mounted gas fired boiler, breakfast bar area, radiator.

### Second Lounge/Ground Floor Bedroom

16' 2" x 12' 4" reducing to 10' 4" (4.93m x 3.76m reducing to 3.15m) Double glazed window to the front, ceiling coving, radiator.

### Ground Floor Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m) Double glazed window to the front, ceiling coving, radiator.

### Shower Room

Two double glazed frosted glass windows to the side, a modern suite comprising; large walk-in shower cubicle with Mira electric shower, wash hand basin with mixer tap, low level WC, chrome heated ladder style towel rail.

### Office/Bedroom

9' 0" x 8' 1" (2.74m x 2.46m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator.

### First Floor Landing

Double glazed Velux window, smoke alarm, spotlights.

### Bedroom One

15' 2" x 10' 5" max (4.62m x 3.17m max) Double glazed window to the front, built-in wardrobes, radiator, access to eaves storage cupboards

### Bedroom Two

14' 7" x 7' 6" (4.45m x 2.29m) Double glazed window to the rear and Velux window to the side, spotlights, radiator, access to eaves storage cupboard.

### Bedroom Three

15' 3" max x 7' 3" (4.65m max x 2.21m) Double glazed window to the rear, spotlights, radiator.

### Family Bathroom

Stained glass Velux window, a modern three piece suite comprising, panelled bath with mixer tap, low level WC, wash hand basin with mixer tap and cupboard under.

### Garage

18' 6" x 8' 4" (5.64m x 2.54m) Accessed via metal up and over door, power points, please note the access to the garage is not wide enough for a car.

### Outside

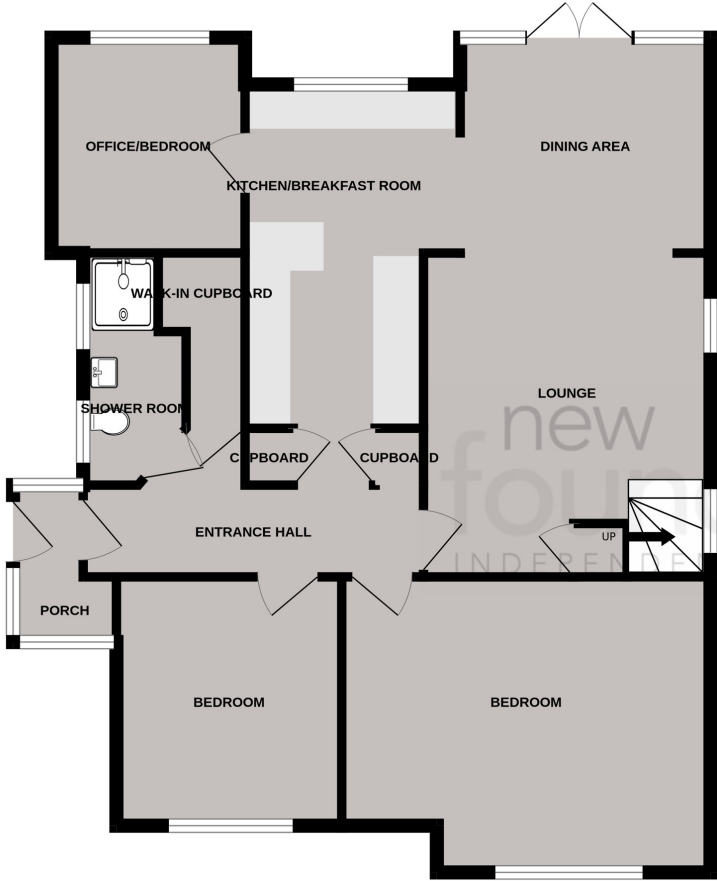
The front of the property is approached via an extensive block paved driveway which provides off road parking for multiple vehicles, gravel borders, various planted bushes, the block paving continues to the garage and gated side access, water tap.

Adjacent to the rear of the property there is a decked area ideal for table and chairs, area laid with slate which leads to the side garage door and gated side access, paved area with wood pergola, raised area laid to slate, the remainder of the garden is laid to lawn and enclosed with panelled fencing.

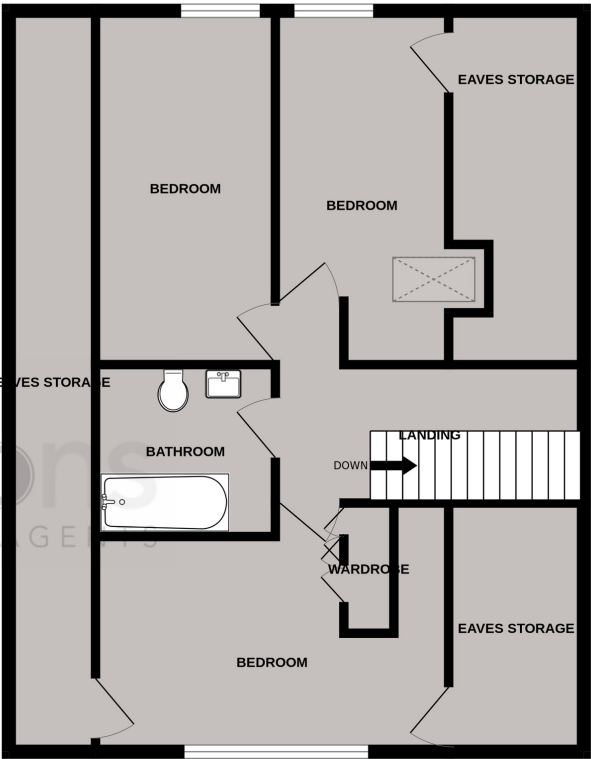


FLOORPLAN

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+)	A	63	82
(81-91)	B		
(69-80)	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	