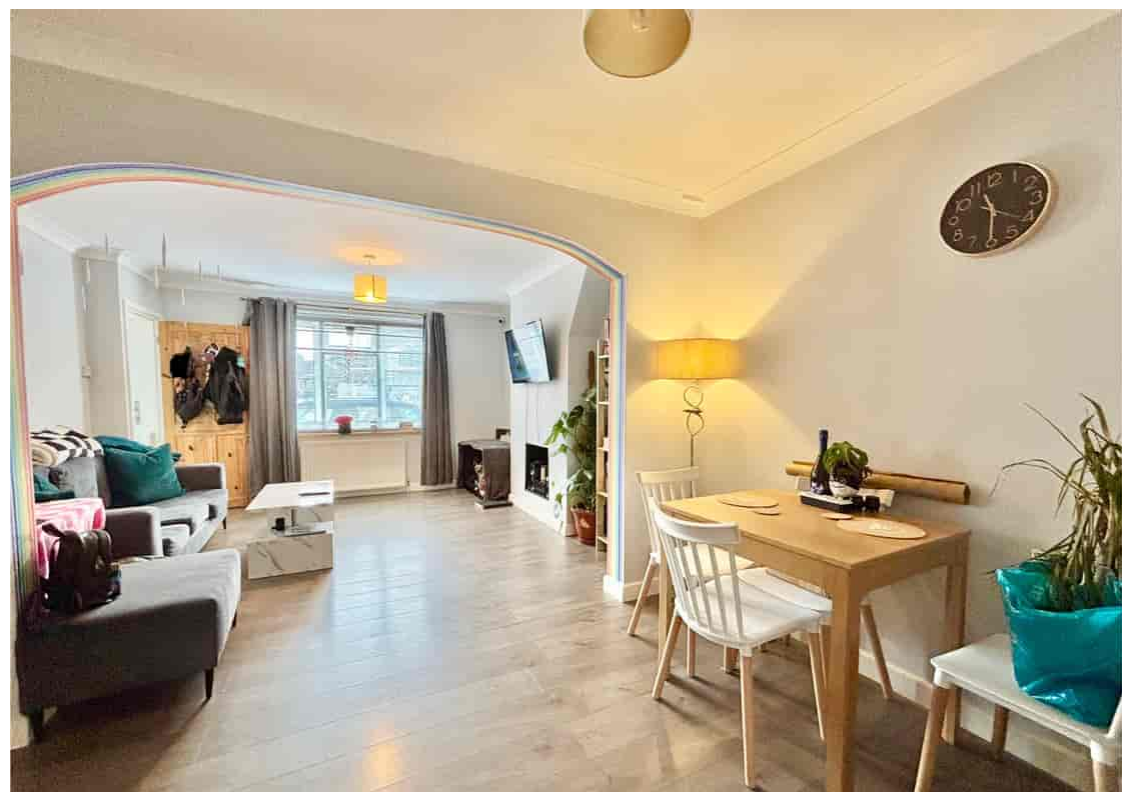




5 Church Hill Avenue, Bexhill-on-Sea, East Sussex, TN39 4SG

Immaculate Two Bedroom Semi Detached House In A Sought After Area Of Little Common £275,000 - Freehold







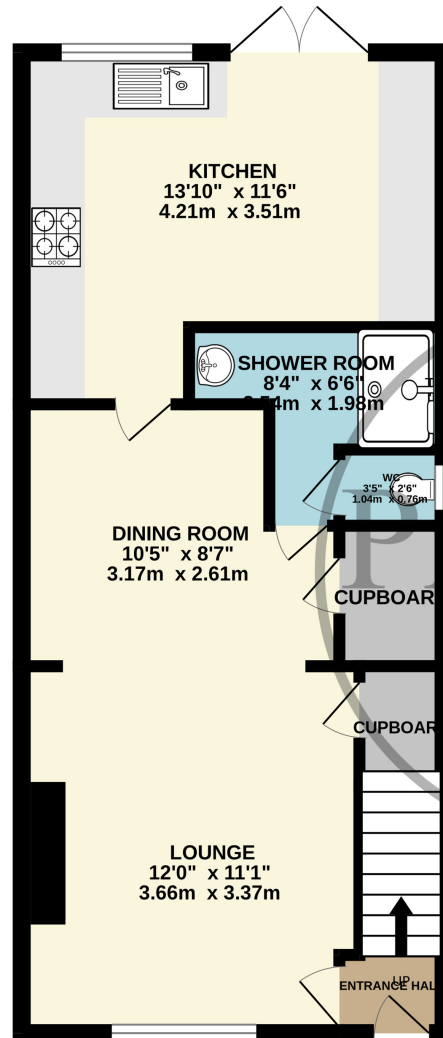
Property Café are delighted to present to the market this spacious two bedroom semi-detached home for sale in a sought after pocket of Little Common. Accommodation and benefits include; An entrance lobby giving access into a spacious lounge/diner offering an excellent space to relax and entertain; Modern Fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including fridge/freezer, oven, induction hob, dishwasher and washing machine; Ground floor shower room comprising of a shower cubicle, wash basin & WC. Upstairs consists of; Two well proportioned bedrooms, the master with a fitted wardrobe; Modern fitted family bathroom offering bath & overhead shower attachment, wash basin & WC.

Externally this property boasts a private & generous rear garden and off-road parking for one car to the front. The house is offered for sale in good decorative order, ample storage throughout, gas central heated, double glazed and with no onward chain. This would be an ideal investment purchase or first time buy, we recommend you view at your earliest convenience.

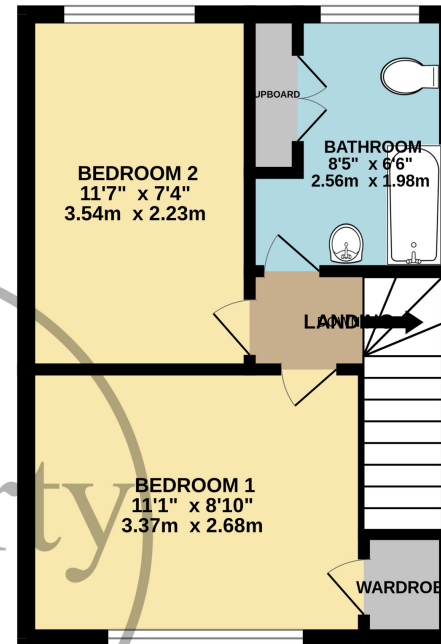




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.




TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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**Bedrooms:** 2  
**Receptions:** 2  
**Council Tax:** Band B  
**Council Tax:** Rate 1810  
**Parking Types:** Off Street. On Street.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (66)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access shower.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which 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 main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Semi-Detached House For Sale
  - Spacious Lounge/Diner
  - Modern Fitted Kitchen
- Ground Floor Shower Room & W.C
- Two Well Proportioned Bedrooms

- Family 1st Floor Bathroom
  - Private Rear Garden
  - Off-Road Parking
- Sought After Little Common Location
  - Sold With No Onward Chain