



26 Shepherds Close, Bexhill-on-Sea, East Sussex, TN39 4SQ
Well Presented Two Bedroom End Of Terrace House In Little Common £279,950 - Freehold

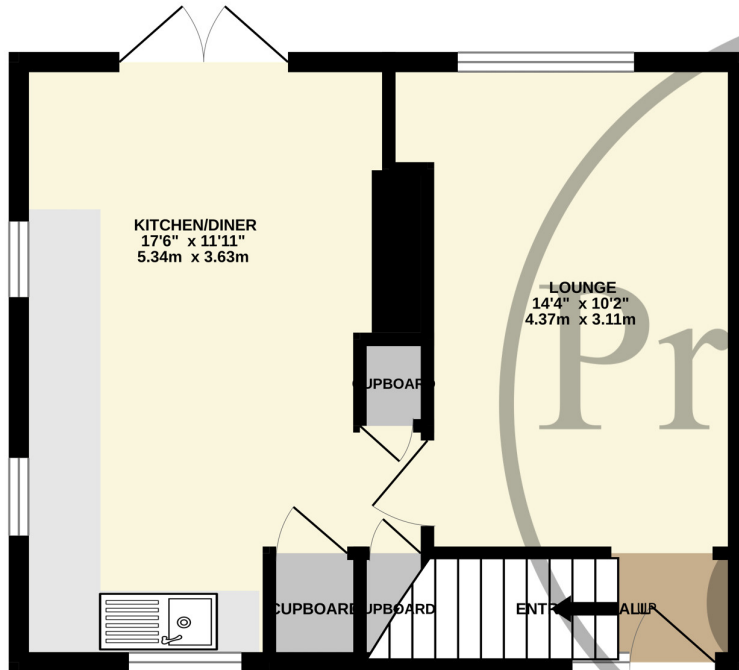




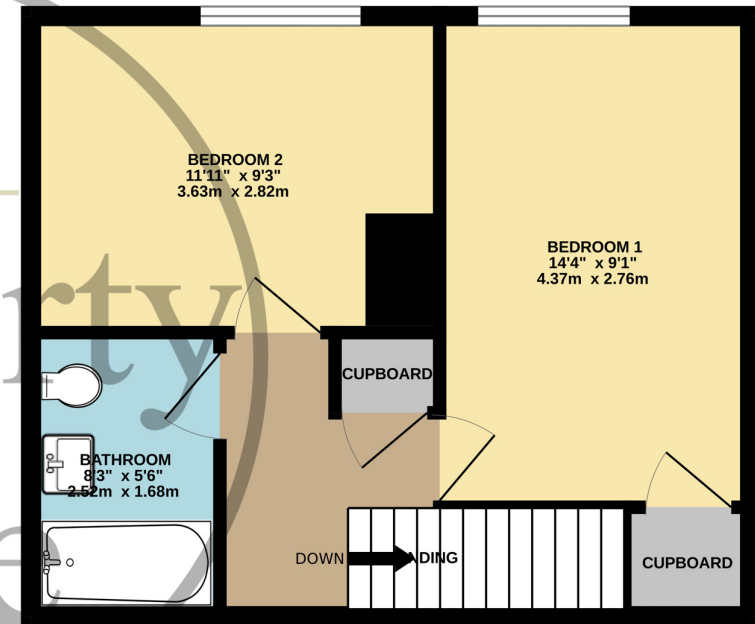
Property Café are delighted to present to the market this well proportioned two bedroom, end of terraced house for sale in a sought after pocket of 'Little Common' Bexhill. Accommodation and benefits include: An entrance lobby giving access into a spacious lounge with fireplace; Large kitchen/diner offering ample cupboard & worktop space in addition to room for freestanding white goods; Upstairs consists of: two generous double bedrooms and a modern fitted family bathroom comprising of bath & overhead shower, wash basin, heated towel rail & WC. Externally this house boasts a private west facing rear garden as well as an additional side area of garden which could lend itself as a potential plot to extend into subject to the relevant planning permission being acquired. The property is offered for sale in good decorative order throughout, with double glazing and lots of storage from built in cupboards. Sold with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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: 1
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: On Street.
Heating Sources: Open Fire. Wood Burner.
Electricity Supply: Mains Supply.
EPC Rating: F (31)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 End Of Terrace House For Sale
- Private West Facing Rear Garden & Additional Side Garden
- Potential To Improve & Extend *Subject To Planning
 - Spacious Kitchen/Diner
 - Modern Fitted Bathroom
- Good Condition Throughout
- Double Glazed Windows
- Sought After Little Common Location
- Sold With No Onward Chain
- Viewing Highly Recommended