

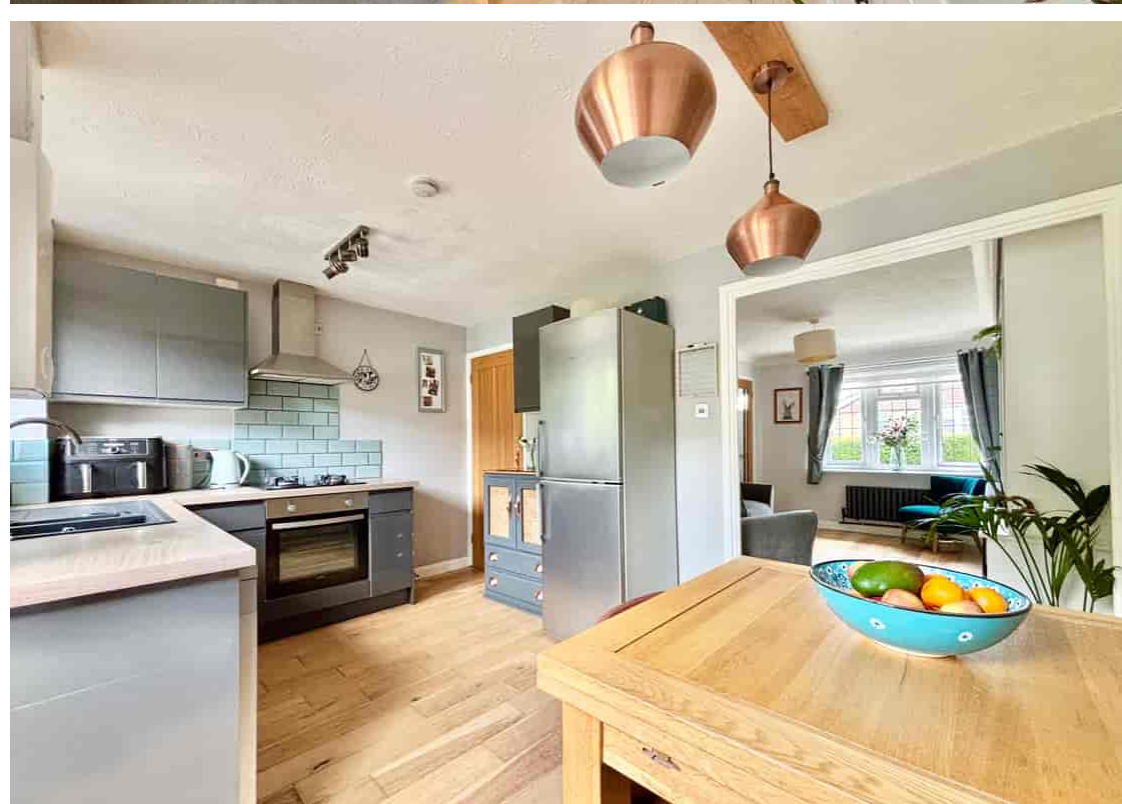


16 Spring Lane, Bexhill-on-Sea, East Sussex, TN39 4ET

Immaculate Two Bedroom End Of Terrace House For Sale With Planning & Footings To Extend £314,950

- Freehold



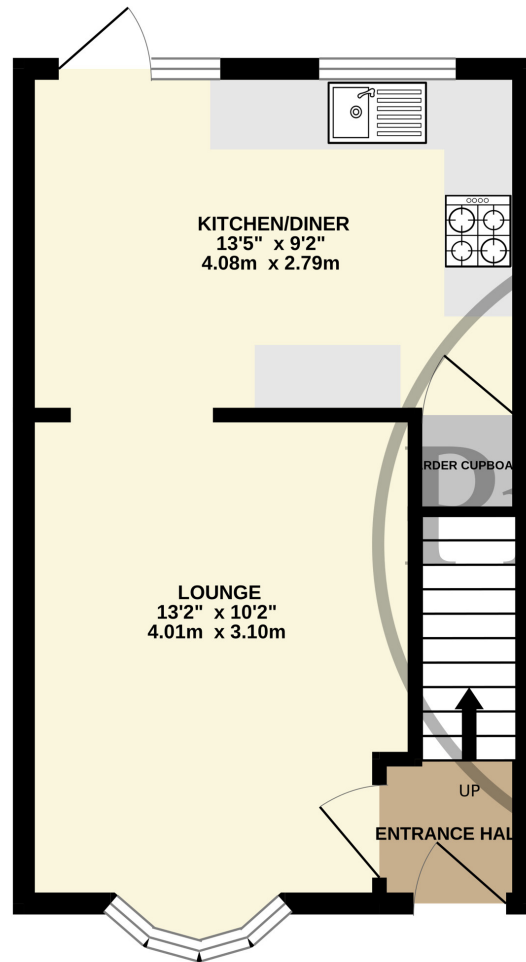




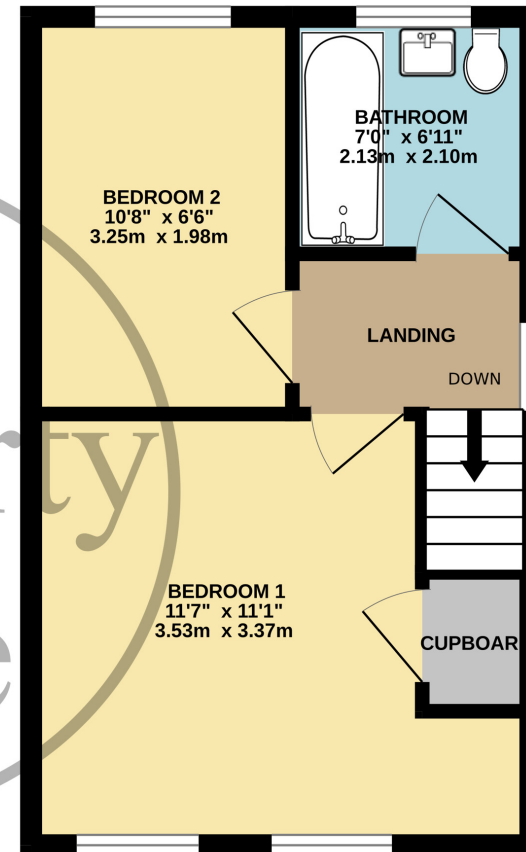
Property Cafe are delighted to present to the market this immaculately presented two bedroom, semi-detached house for sale with potential and scope to improve via a two storey extension to the side and a single rear extension all with planning already granted. Accommodation and benefits include; An entrance lobby giving access into a separate lounge with bay window and bespoke media wall; Modern fitted kitchen/diner with ample cupboard & worktop space in addition to an integrated oven & hob, as well as freestanding white goods and a custom made larder cupboard; The 1st floor consists of two well proportioned bedrooms and a family bathroom comprising of bath with overhead shower attachment, wash basin & WC. Externally the property boasts a private, west facing rear garden containing an outbuilding offering storage and a utility room with power as well as an additional summer house; Off-road parking for several cars; Potential to extend with planning permission already having been granted for a two storey side extension with footings already complete and single storey rear extension. The house is offered for sale in excellent decorative order throughout in neutral colour schemes, gas central heated, double glazed and in an incredibly sought after Little Common Cul-de-sac. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
306 sq.ft. (28.4 sq.m.) approx.



**1ST FLOOR**  
300 sq.ft. (27.9 sq.m.) approx.




**TOTAL FLOOR AREA : 606 sq.ft. (56.3 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:** Driveway.  
**Heating Sources:** Double Glazing. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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, 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
- Excellent Potential To Extend & Improve With Planning Permission Granted
  - Modern Fitted Kitchen/Diner
  - Utility Room Via An Outbuilding
  - Off-Road Parking For Several Cars

- Two Well Proportioned Bedrooms
- Private West Facing Rear Garden
- Immaculately Presented Throughout
- Sought After Little Common Location
  - Viewing Highly Recommended