



4 Crowmere Terrace, Bexhill-on-Sea, East Sussex, TN40 2BD

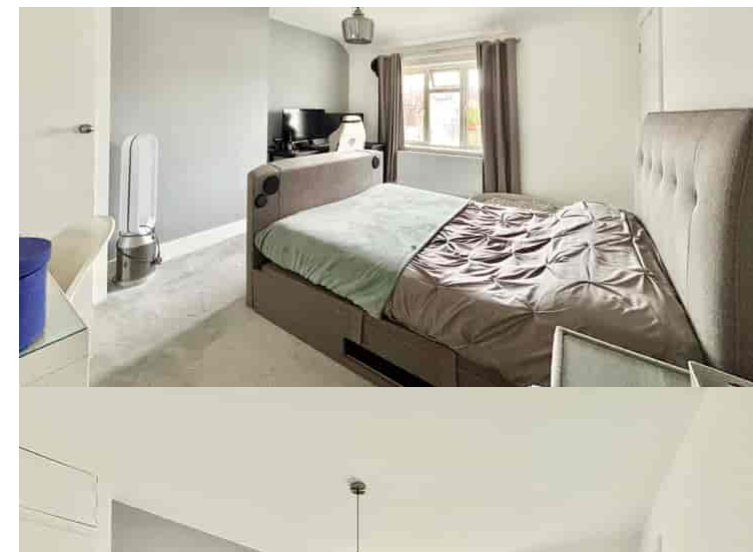
Well Proportioned Two Bedroom End Of Terrace House With Parking & Private Gardens - Offers Over £260,000  
- Freehold



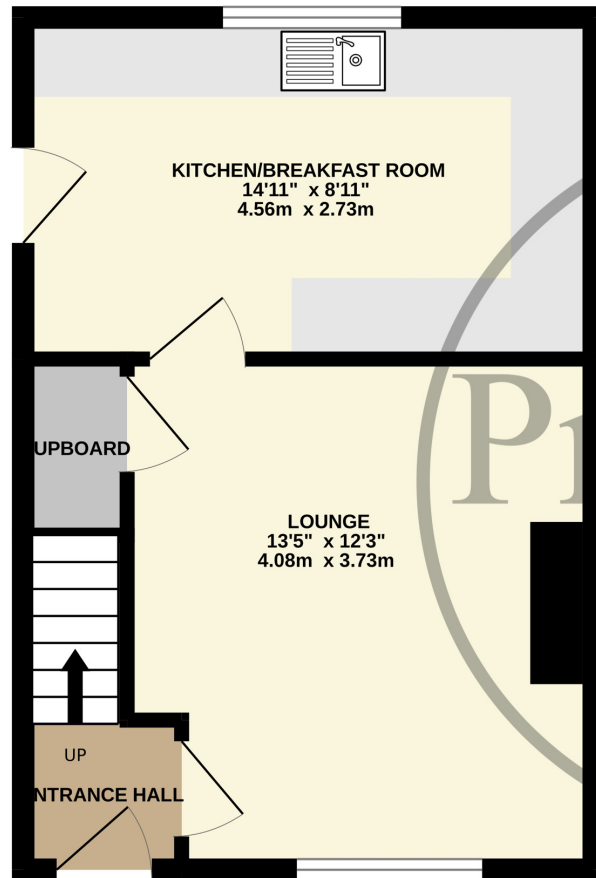




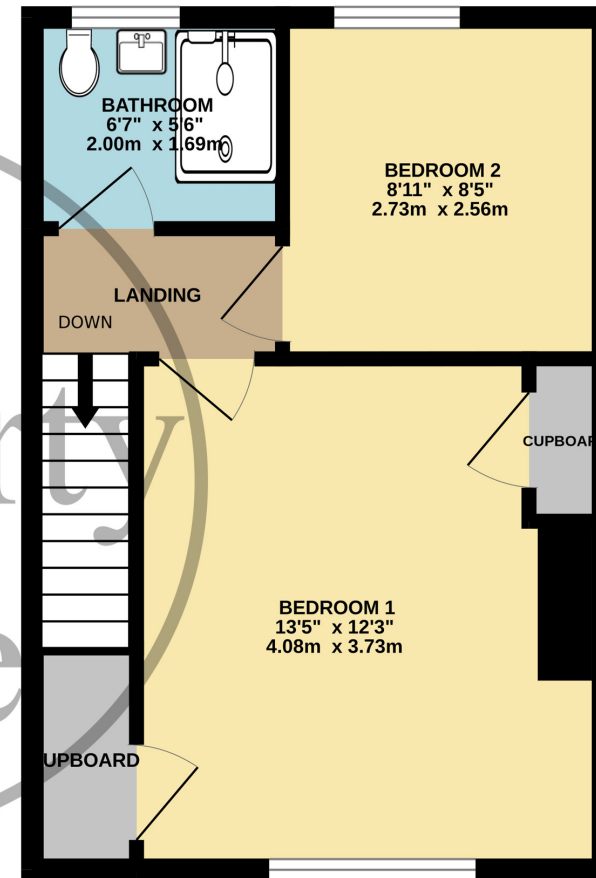
Property Café are delighted to present to the market this well proportioned, two bedroom, end of terrace house with generous private gardens and off-road parking, whilst conveniently being located within a sought after residential area of Bexhill, close to schools, bus routes and local shops. Accommodation and benefits include; An entrance lobby leading straight into a spacious lounge offering an excellent space to relax or entertain; Generous kitchen/diner, the kitchen offering ample cupboard & worktop space in addition to space for freestanding white goods; Upstairs comprises of two well proportioned double bedrooms, the master particularly vast in size as well as two built in cupboards; Modern fitted family bathroom consisting of a double walk in shower cubicle, wash basin & WC. Externally the house boasts private front & rear garden on a flat plot and off-road parking for two cars. The property is offered for sale in good decorative order throughout, gas central heated and double glazed. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
328 sq.ft. (30.5 sq.m.) approx.



**1ST FLOOR**  
328 sq.ft. (30.5 sq.m.) approx.




**TOTAL FLOOR AREA : 656 sq.ft. (60.9 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:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Off Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (51)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself 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 pharmacy & main post office. There is a regular bus service 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 Flat Garden
  - Off-Road Parking For Two Cars
    - Generous Lounge
  - Spacious Kitchen/Breakfast Room

- Two Double Bedrooms
- Modern Fitted Family Bathroom
- Gas Central Heated & Double Glazed
- Sought After Residential Location
- Viewing Highly Recommended