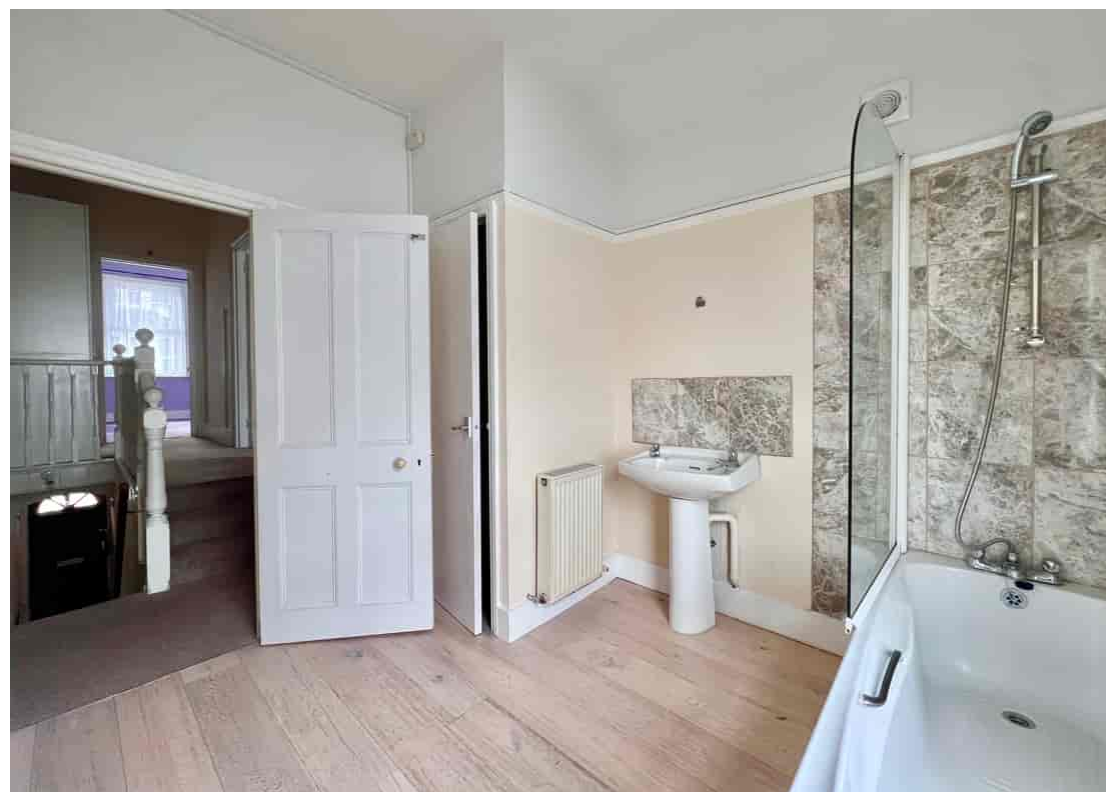




26 Reginald Road, Bexhill-on-Sea, East Sussex, TN39 3PH  
Spacious Two Bedroom Character House £225,000







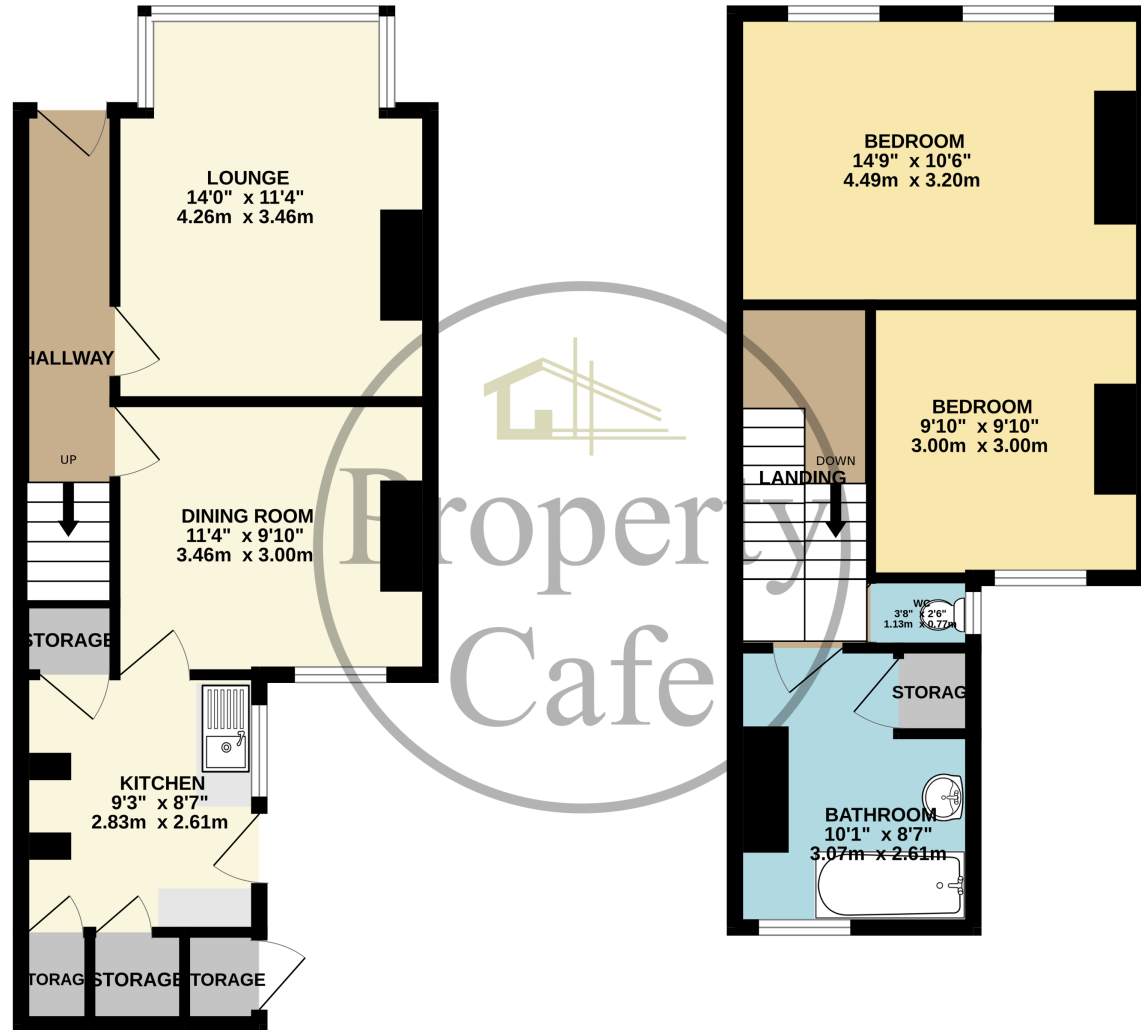
Property Cafe are delighted to offer for sale this spacious two bedroom mid terrace house situated in a sought after town centre location. Accommodation and benefits include; Spacious lounge with box bay window & feature fireplace; An additional reception room currently used as a dining room with access directly onto the kitchen which offer ample storage & worktop space. Upstairs comprises of; Two double bedrooms also benefitting from feature fireplaces; A large modern fitted bathroom offering bath with overhead shower and wash basin; A separate WC. Externally this house boasts a low maintenance private rear garden. Offered for sale with no onward chain we recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of 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 you 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 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.



GROUND FLOOR  
422 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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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.







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- Two Bedroom Terraced House
  - Two reception Rooms
  - Modern Fitted Kitchen
  - Two Double Bedrooms
  - Modern Fitted Bathroom
- Low Maintenance Rear Garden
- Double Glazed & Gas Central Heated Throughout
- Sought After Town Centre Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended