



5 Stable Mews, Bexhill-on-Sea, East  
Sussex TN39 3FP





## PROPERTY DESCRIPTION

A unique opportunity to acquire an incredibly well presented, three bedroom end of terrace house situated in this recently built and gated, mews development ACCESSIBLE ONLY ON FOOT. Located within walking distance of Bexhill town centre, this property is to be sold with the remainder of a Build Zone Warranty. Notable feature of this property include; Modern open plan Living Room/Kitchen, Three WC's (One on each level), low maintenance rear garden, gas boiler and radiators, modern bathroom. EPC - B

## FEATURES

- Private Gated Mews Development Accessible Only By Foot
- Presented In Fantastic Condition By The Current Vendors
- Three Bedrooms End of Terrace House
- Modern Open Plan Kitchen/Living Room
- Walking Distance To Bexhill Town Centre
- To Be Sold With The Remainder Of Build Zone Warranty
- Low Maintenance Rear Garden
- Three W/C's
- Southerly Facing Rear Garden
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed door with security peep hole leading to enclosed entrance hall with double glazed window, video entry panel, radiator, door to ground floor WC.

### Ground Floor WC

With concealed cistern low-level WC, frosted glass double glazed window, extractor fan, wash hand basin with mixer tap, tiled floor, radiator.

### Open Plan Living Room/Kitchen

22' 6" narrowing to 14' 9" x 13' 2" narrowing to 6' 6" (6.86m x 4.01m) With double glazed double doors with double glazed windows to either side leading onto rear garden, radiator, access to under stairs storage cupboard.



Kitchen area with single bowl sink unit with mixer tap with cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in four ring electric hob with extractor hood over, cupboards to either side, built in electric oven, built-in and concealed slimline dishwasher, space for washing machine, wall mounted gas combination boiler concealed in a cupboard, breakfast bar area, double glazed windows with outlook to the front.

### First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing, radiator.

### First Floor Bedroom 1

11' 6" to front of wardrobes x 11' 1" (3.51m x 3.38m) With double glazed windows overlooking the rear of the property, radiator, range of built in wardrobes running the length of one wall comprising; three double wardrobes.

### First Floor Bedroom 2

11' 7" x 6' 5" (3.53m x 1.96m) With double glazed window giving outlook over the front of the property, radiator.

### Bathroom

Comprising; panelled bath with independent shower over with separate hand shower, concealed cistern low-level WC, vanity unit wash hand basin with mixer tap and drawers below, tiled floor, part tiling to wall, extractor fan.

### Second Floor Landing

Stairs rising from first floor landing to second floor with door leading to 2nd floor bedroom.

### Second Floor Bedroom

14' 10" max x 11' 11" max plus recess (4.52m x 3.63m) With double glazed window giving outlook to the rear of the property and additional double glazed velux window giving outlook to the front, access to eaves storage, door to separate WC, radiator.

### Separate WC

With concealed cistern low-level WC, extractor fan, wash hand basin.

### Outside

To the rear of the property, the garden is mainly lead to astroturf with additional area laid to patio, screened by fencing with outside power point and outside lighting.

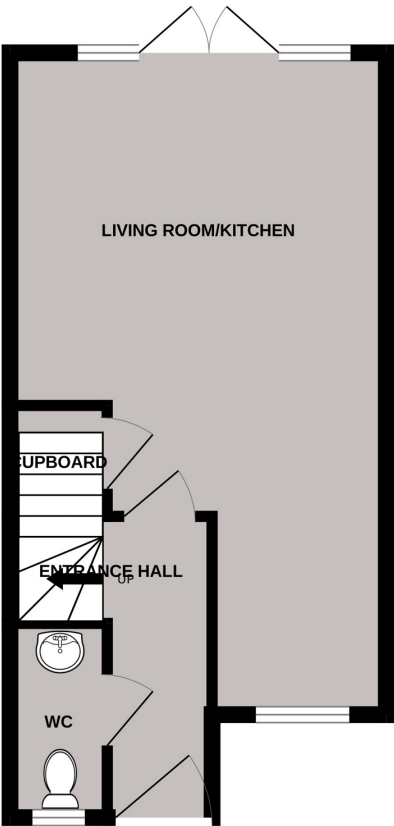
The property is approached via a brick path access by a gated entrance providing pedestrian only access, with additional timber shed.



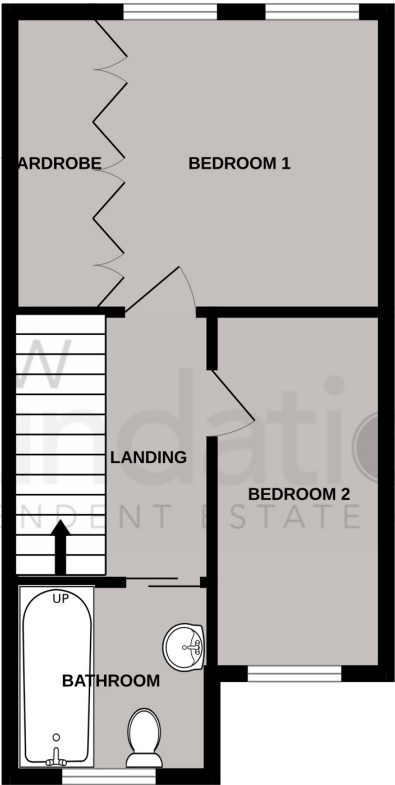


FLOORPLAN

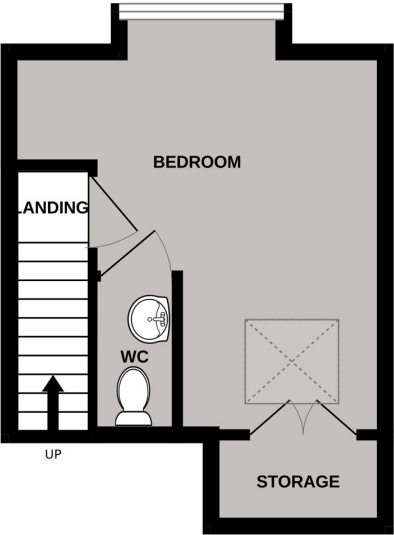
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	94
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	