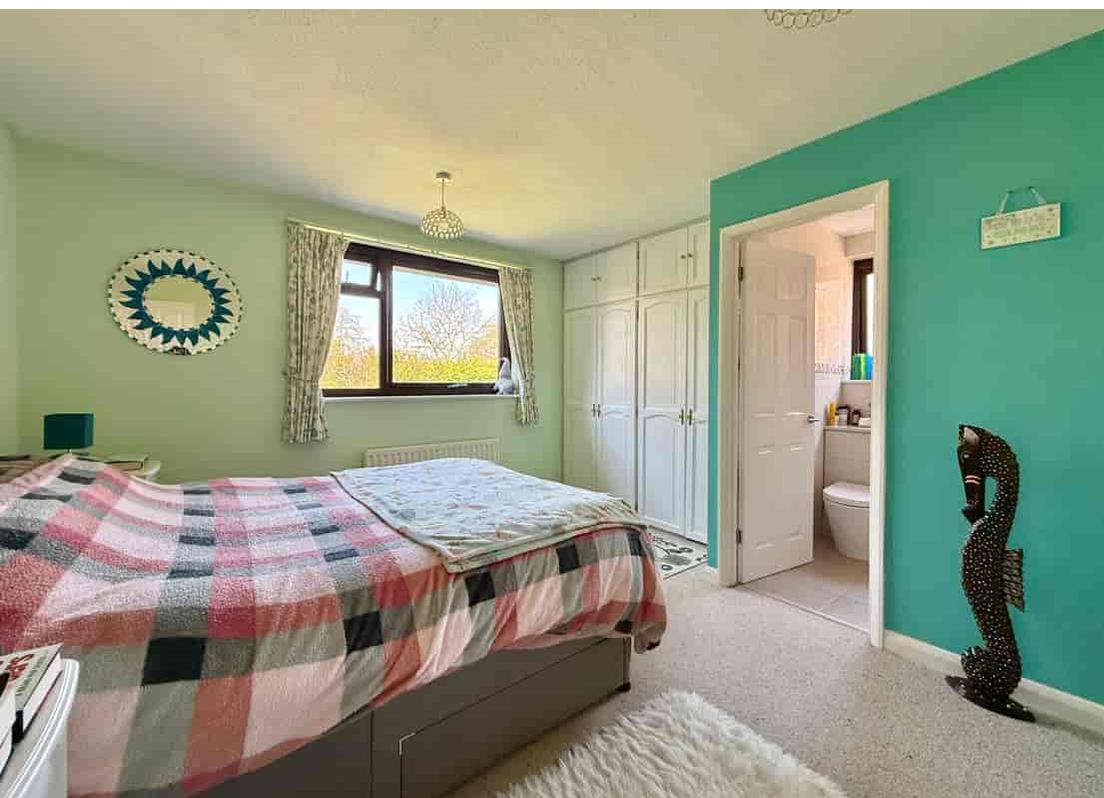




10 Portfield Close, Bexhill-on-Sea, East Sussex, TN40 2ER

A 4 Bedroom Family house in Quiet Cul De Sac Location £475,000 - Freehold

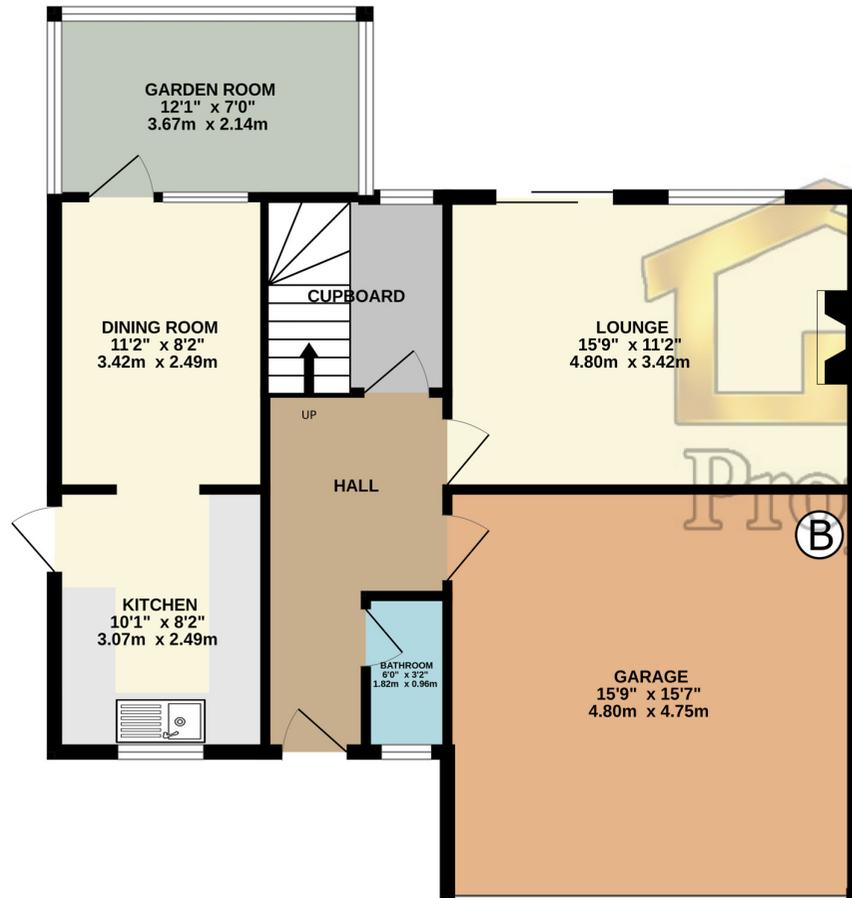




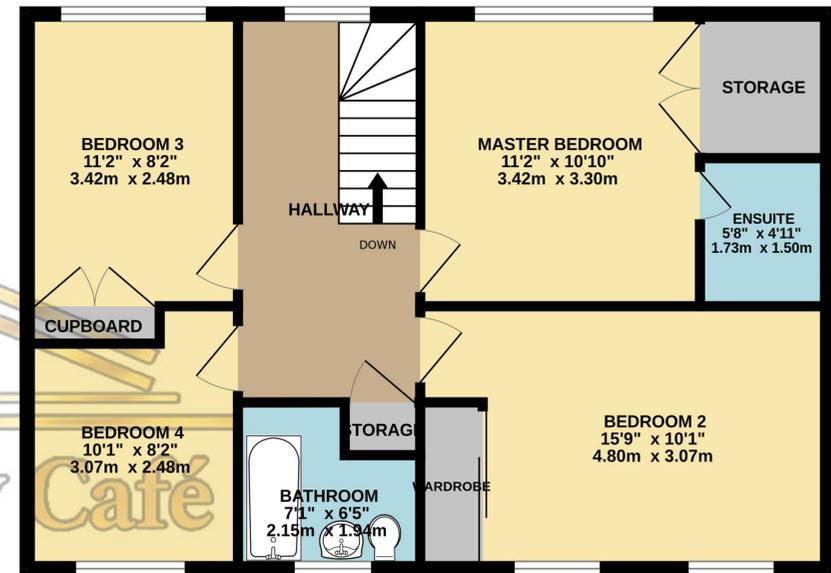
The Property Café is delighted to present to the market this generously sized four-bedroom detached family home, set within a peaceful and highly desirable cul-de-sac. Ideally situated, the property is within easy reach of the sought-after Chantry and Old Town areas of Bexhill, and approximately half a mile from the town centre, seafront, a range of local schools and colleges, and the mainline railway station. The ground floor accommodation comprises a welcoming entrance hall, a bright and spacious living room with patio doors leading out to the rear garden, a separate dining room with access to a conservatory, a fitted kitchen, and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom. Further benefits include gas central heating, a double garage with an electric up-and-over door, and a private rear garden. Early viewing is highly recommended to fully appreciate the space, setting, and potential this fantastic home has to offer.



GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



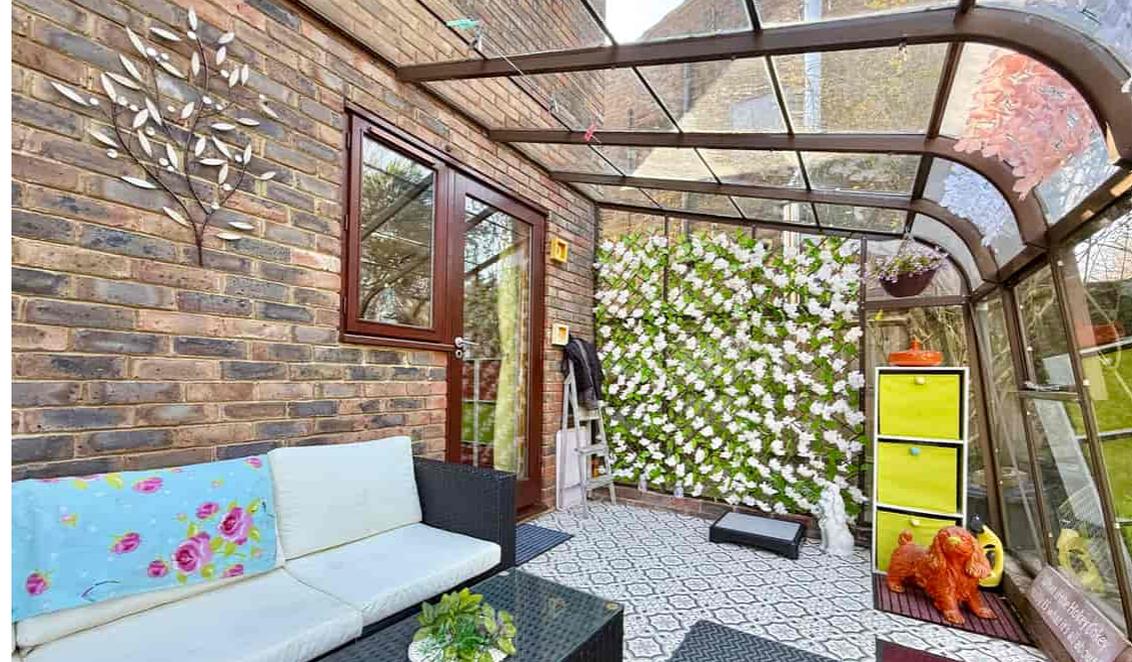
TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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: 4
Receptions: 2
Parking Types: Driveway.
Heating Sources: None.
Electricity Supply: None.
EPC Rating: C (70)
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(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	



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 ideally located within the highly desirable Chantry area of Bexhill, known for its peaceful surroundings and close proximity to Bexhill Old Town, offering pleasant walks and attractive scenery. Bexhill Town Centre is just a short distance away, providing a wide range of independent shops, cafés, and everyday amenities, along with the iconic De La Warr Pavilion, which regularly hosts live music, theatre productions, and cultural events. The area is well served by local facilities including doctors' surgeries, dentists, a pharmacy, and a main post office, as well as a selection of popular pubs and restaurants. Excellent transport links are also nearby, with regular bus services connecting to Eastbourne and Hastings, and Bexhill mainline railway station offering direct routes to Gatwick Airport, Brighton, Ashford International, and London.

- Detached 4 Bedroom Family House
 - Double Glazed & C.Heated
 - Quiet & Peaceful Cul De Sac Location
 - Integral Double Garage with Power
 - Principal Bedroom with en-suite
 - Approximately 0.5 miles to Bexhill town centre and seafront
- Near to local schools, colleges, and mainline railway station
 - Viewing Highly Recommended
 - Ideal purchase for families seeking space and convenience
 - Ground Floor WC
 - Separate Dining Room