



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

Modern Three Bedroom Link Detached Home In A Sought After Cul-De-Sac Within Little Common
£375,000 - Freehold



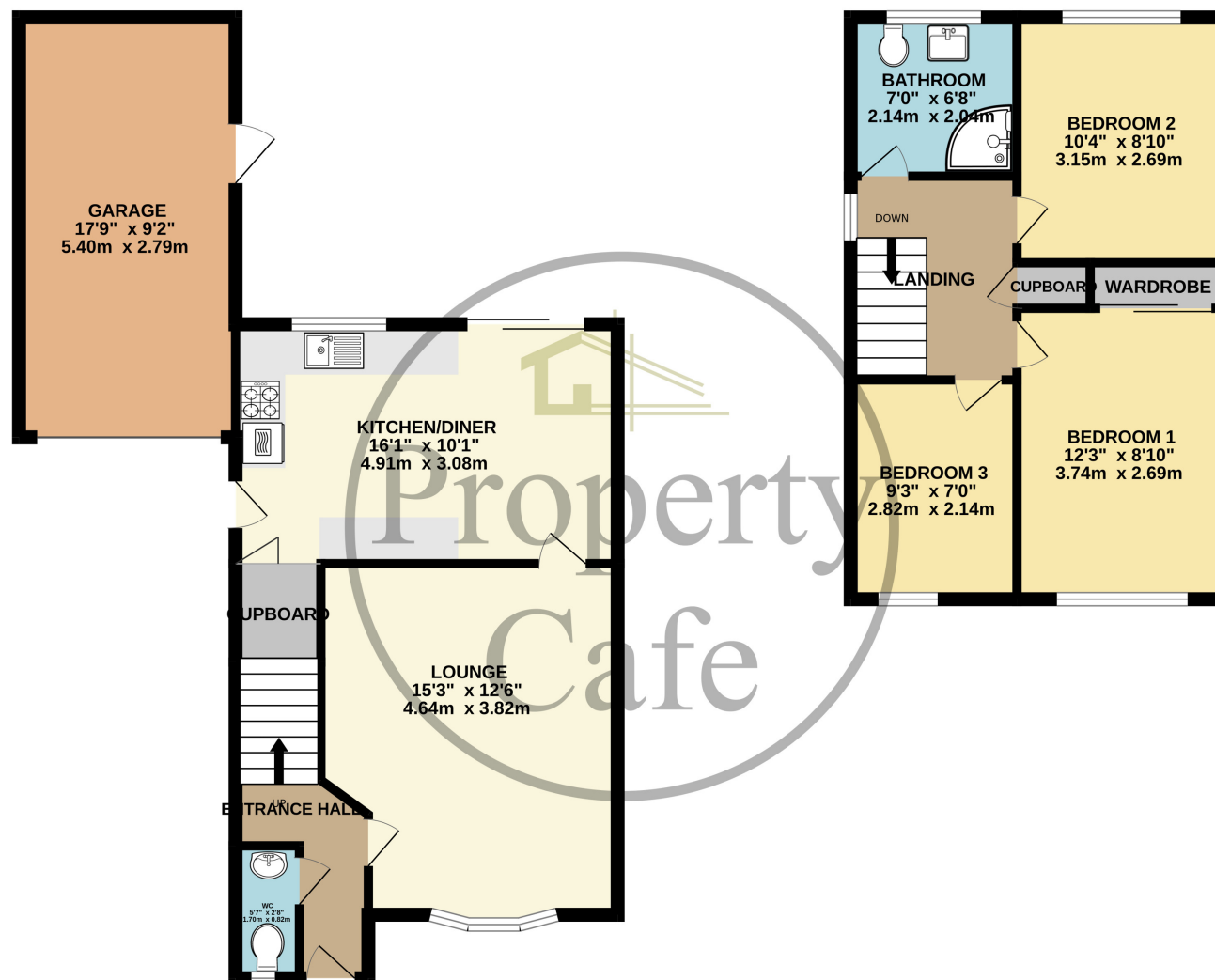


Property Cafe are delighted to present to the market this well proportioned, three bedroom, link-detached modern house for sale situated within a particularly sought after pocket of west Bexhill, 'Little Common' . Accommodation and benefits include; An entrance hall, leading into a spacious westerly aspect lounge; Generous kitchen/diner, an excellent space for family meals or entertaining guests, the kitchen offering ample cupboard & worktop space including an integrated oven & hob; Ground Floor WC. The 1st floor consists of three well proportioned bedrooms, the master with fitted wardrobes; Family modern fitted shower room comprising of a shower cubicle, wash basin and WC. Externally the house boasts a low maintenance rear garden, single garage with an up & over door, as well as access via a side door via the garden and off-road parking. The property is offered for sale in good decorative order throughout, in neutral colour schemes, gas central heating, double glazing and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.


1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
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+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

- Three Bedroom Link-Detached House For Sale
- Extremely Sought After 'Little Common' Location
 - Low Maintenance Rear Garden
 - Off-Road Parking & Garage
 - Generous Kitchen/Diner
- Modern Fitted Shower Room
 - Ground Floor WC
- Good Decorative Order Throughout
 - Sold With No Onward Chain.
 - Viewing Highly Recommended