




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£475,000 38 London Road, Bexhill-on-Sea, East Sussex TN39 3JU
5 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

With an extensive rear garden, this substantial semi-detached house is just a short stroll from the iconic seafront promenade, town centre and train station!

The house boasts abundant character & charm with spacious accommodation across three floors which includes original features and accommodation including; a welcoming reception hall leading to the living room with a bay window and a feature fireplace. A fitted kitchen includes matching wall and base units, as well as space for appliances, a door to the rear garden, and space for a table and chairs. There is also a cloakroom and a separate dining room on the ground floor. Two large double bedrooms are located on the first floor, along with a fitted shower and bathroom suite.

The second floor has a utility area on the landing, two large double bedrooms, a single bedroom and fantastic views. Additionally, the house benefits from a new roof(2022/23), gas central heating and the majority of the windows are double glazed. It is highly recommended that you schedule an early viewing to fully appreciate this property.

38 London Road, Bexhill-on-Sea, East
Sussex, TN39 3JU

 5 Bedroom  2 Bathroom  2 Reception

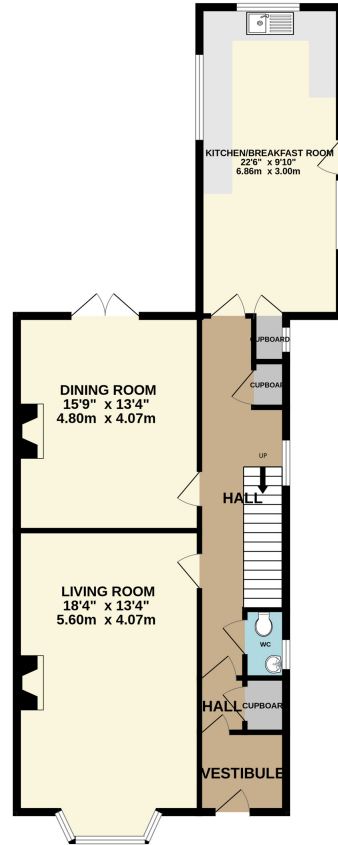


Key Features:

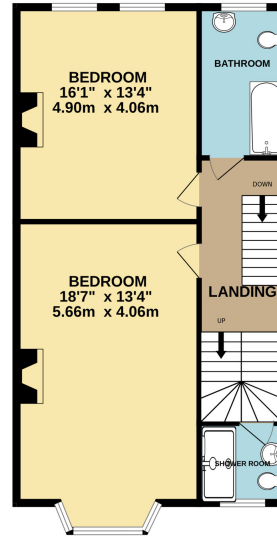
- Substantial Semi-Detached House
- Two Bathrooms
- Original Features, Character & Charm
- Kitchen/Breakfast Room
- Off Road Parking For 3 Cars
- Five Bedrooms
- Extensive Rear Garden
- Town Centre Location
- Two Reception Rooms


BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

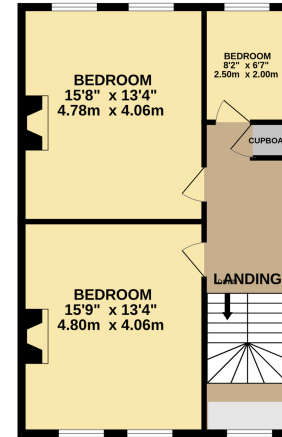
GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



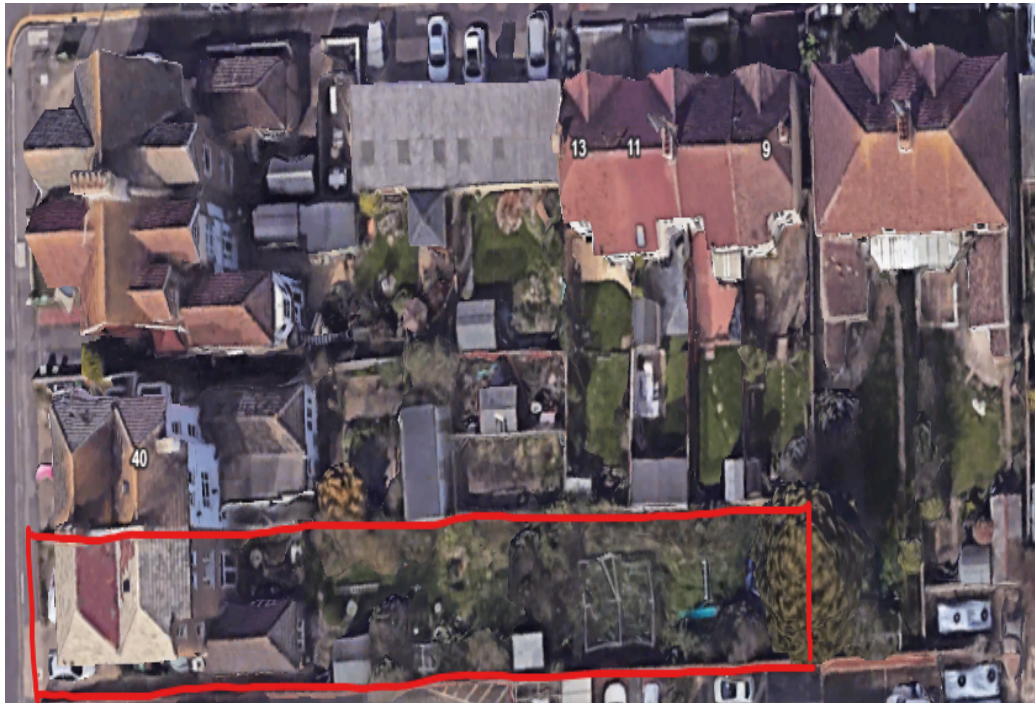
2ND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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.
Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

There is plenty of off-road parking at the front of the property and gated access to the rear garden. The rear garden is of substantial size. Predominately laid to lawn with a variety of well-established shrubs, trees, fruit trees, a wildlife pond and three garden sheds, one with mains power. To the rear of the garden there is a children's play area and an additional garden shed.

Location

Located within walking distance to Bexhill town centre, with local amenities, well-regarded restaurants and bars, a short stroll to the iconic seafront promenades with the De La Warr Pavilion and close to Bexhill train station with links to Hastings, Eastbourne, Brighton and London Victoria. Close by you will find St Peters & St Pauls primary school, currently rated as outstanding on its most recent Ofsted report.

38 London Road, Bexhill-on-Sea, East Sussex, TN39 3JU

5 Bedroom 2 Bathroom 2 Reception

BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS