



23 Galley Hill View, Bexhill-on-Sea, East Sussex, TN40 1SX

Immaculately Presented Two Bedroom End Of Terrace House With Off-Road Parking £280,000 - Freehold





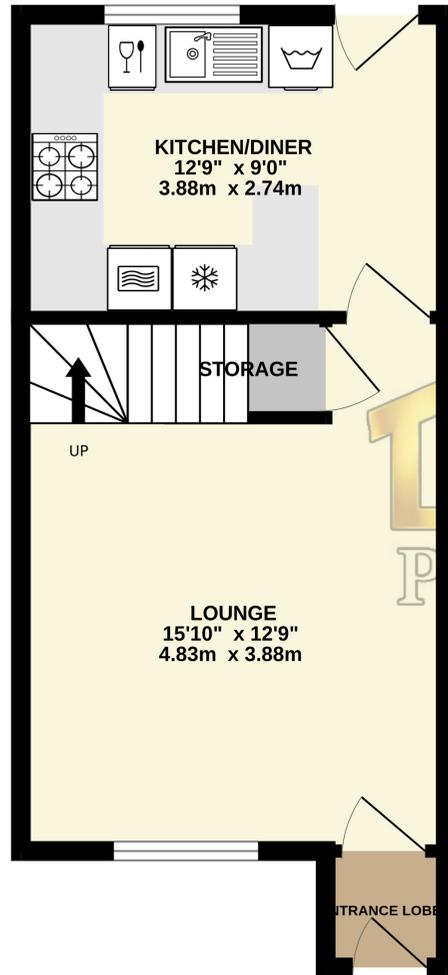
Property Café are delighted to present to the market this immaculately presented two bedroom end of terrace house for sale positioned in an incredibly sought after residential pocket of Bexhill. Accommodation and benefits include; An entrance porch perfect for storage of coats & shoes; Spacious lounge offering a great space to relax & entertain with a recently fitted media wall with inset electric fire; A generous kitchen/breakfast room with plenty of recently installed cupboards & worktop space, recently installed integrated oven, gas hob, integrated fridge/freezer and dishwasher & space and plumbing for a washing machine.

Upstairs comprises of two generous double bedrooms the master with a fitted wardrobes & additional storage cupboard; Modern fitted family bathroom consisting of bath & overhead shower, wash basin, vanity unit, heated towel rail & WC. Externally the property boasts a sunny private rear garden with decked area, side access and off-road parking for several cars via a driveway which fits two and an additional overflow car park for residents of this close.

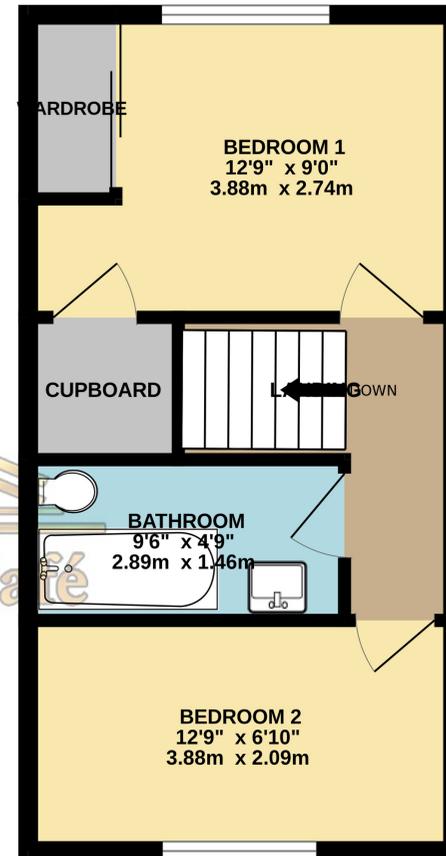
The house is offered for sale in immaculate condition throughout, in neutral colour schemes and having been comprehensively improved including updated electrics & new consumer unit, combi boiler, recently installed double glazed windows and general refurbishment. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
329 sq.ft. (30.5 sq.m.) approx.



**1ST FLOOR**  
316 sq.ft. (29.4 sq.m.) approx.



**TOTAL FLOOR AREA : 645 sq.ft. (59.9 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:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Driveway.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (69)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.



The property is situated in a sought after residential position of Bexhill, walking distance to the seafront, mainline train station and excellent schools. 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, a pharmacy & 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.

- Two Bedroom End Of Terrace House For Sale
    - Spacious Lounge
    - Kitchen/Diner
  - Recently installed kitchen
  - Modern Fitted Bathroom
  - Private Rear Garden
- Off-Road Parking For Several Cars
  - Updated Electrics & New Consumer Unit
    - New Double Glazing
  - Sought After Residential Location
  - Viewing Highly Recommended