



14 Canada Way, Bexhill-on-Sea, East Sussex, TN39 4BL

Three Bedroom Semi Detached House With Garage & Off-Road Parking £310,000 - Freehold





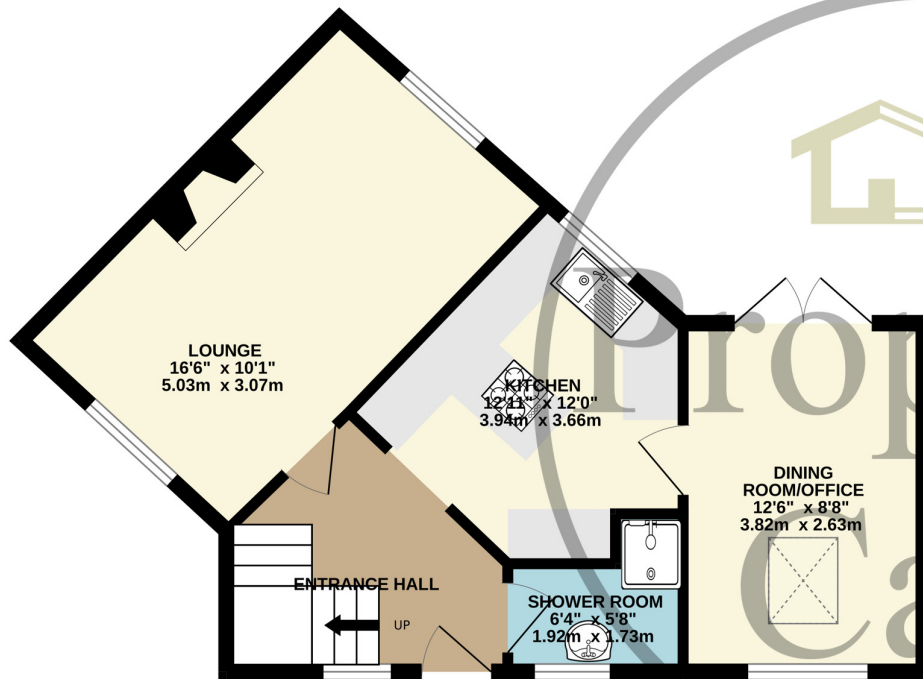




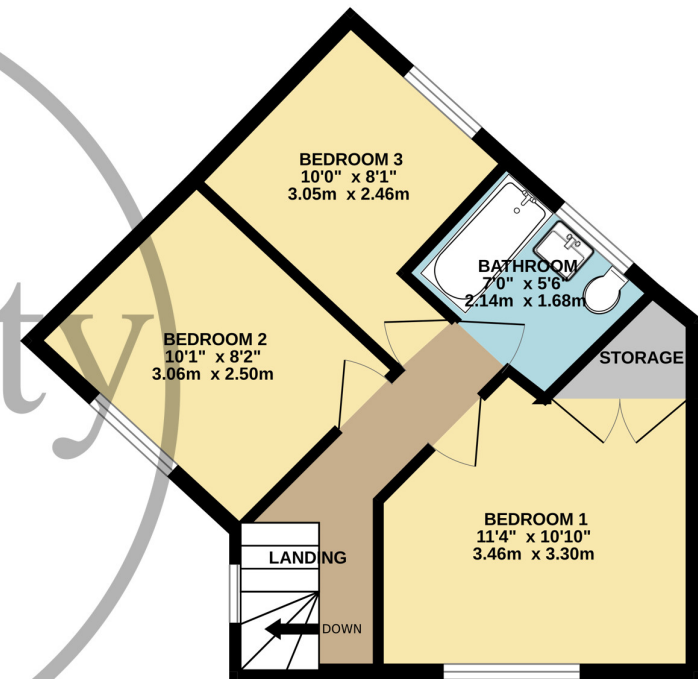
Property Cafe are delighted to present to the market this well proportioned & extended, three bedroom, semi-detached, family home for sale in a popular residential area of Bexhill. Accommodation and benefits include; A bright & airy entrance hall; Spacious dual aspect lounge with feature fireplace; Fitted kitchen with ample cupboard & worktop space in addition to an integrated oven & gas hob; Separate dining room/home office with vaulted ceiling via an extension to the house; Ground floor shower room. The 1st floor comprises of three well proportioned bedrooms, the master benefitting from a large fitted storage cupboard; Family bathroom consisting of a bath with shower attachment, wash basin & WC. Externally this property boasts a private rear garden with a substantial shed currently housing an art/hobby studio, single garage and off-road parking. Other benefits include, gas central heating, double glazing & plenty of storage throughout. Set in a quiet residential area of 'Sidley' Bexhill this house gift a leafy outlook and an excellent position close to local shops, bus routes, schools and Sidley rec. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
464 sq.ft. (43.1 sq.m.) approx.



**1ST FLOOR**  
360 sq.ft. (33.4 sq.m.) approx.



**TOTAL FLOOR AREA : 824 sq.ft. (76.5 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:** 2  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Wet room.



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 very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Sidley high street. Bexhill town centre itself 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 is a regular bus service 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 Semi Detached House For Sale
  - Spacious Dual Aspect Lounge
  - Separate Dining Room/Office
- Ground Floor Shower Room & 1st floor Bathroom
  - Private Rear Garden
- Single Garage
- Off-Road Parking
- Quiet Location & Leafy Outlook
- Gas Central Heated & Double Glazed
- Viewing Highly Recommended