



22 Birch View, Bexhill-on-Sea, East Sussex, TN39 4BB

Well Presented Three Bedroom House For Sale With A Landscaped Rear Garden £275,000 - Freehold



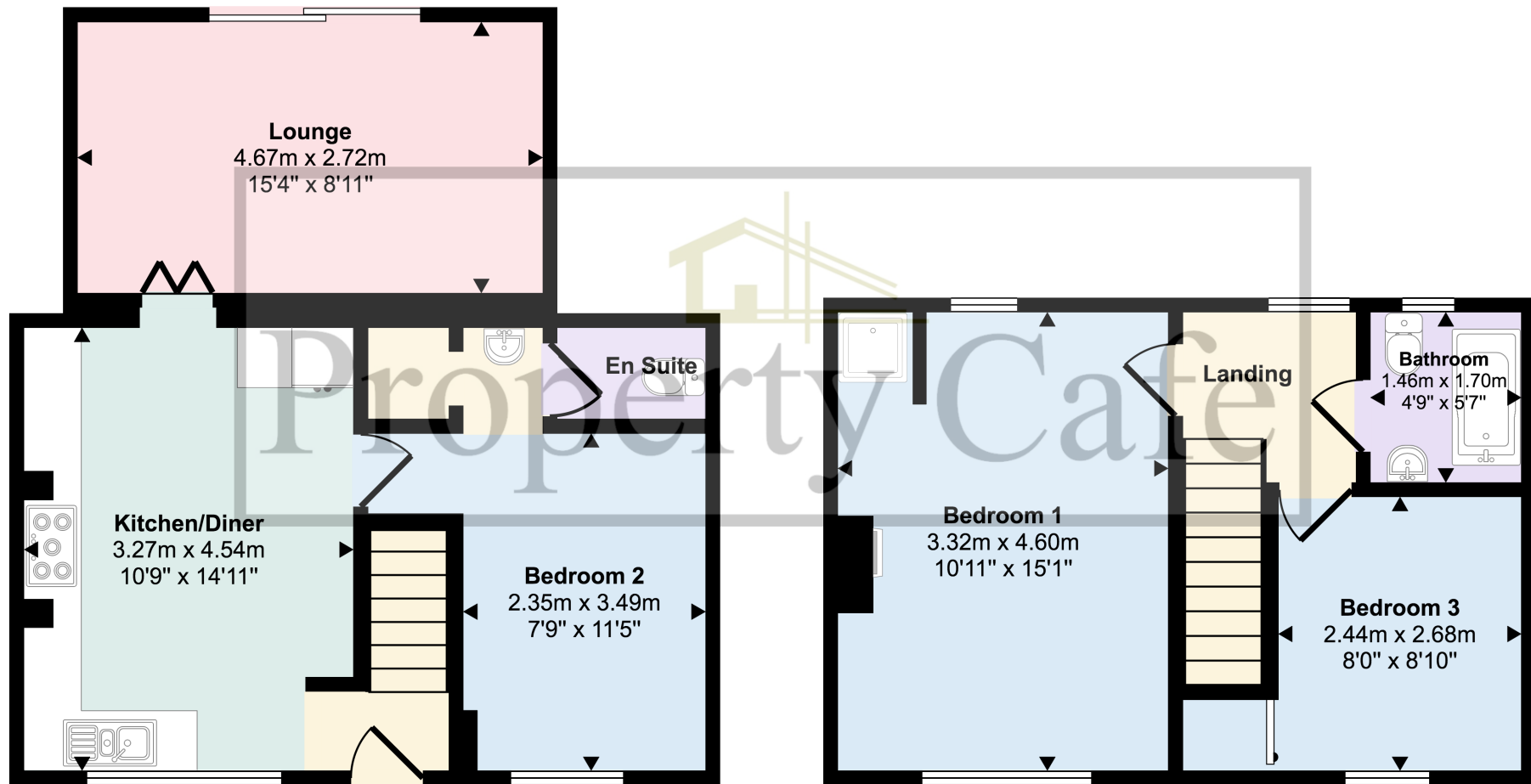


Property Cafe presents to the market; This very well presented three-bedroom end-of-terrace house offering a wonderful blend of comfort, space, and modern living, perfectly positioned in a quiet cul-de-sac close to shops, schools, and excellent transport links.

The accommodation features, a cosy lounge that enjoys views over the private rear garden—an inviting space to relax and unwind. The generous kitchen/diner provides ample room for family meals and entertaining, with plenty of storage and worktop space. The property boasts three well-proportioned bedrooms, including a spacious master bedroom complete with its own shower cubicle, adding an extra touch of convenience and luxury. A modern fitted bathroom and separate ground floor WC & wash basin services the remaining rooms. Outside, the home features a large, private west-facing garden—perfect for enjoying sunny afternoons, outdoor dining, or gardening enthusiasts. Gas central heating and double glazing ensure comfort throughout the year. Offered in excellent decorative order, this attractive home is ready for its new owners to move straight in and enjoy. Viewing is highly recommended to fully appreciate all that this property has to offer.



Approx Gross Internal Area
77 sq m / 823 sq ft



Ground Floor
Approx 45 sq m / 487 sq ft

First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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 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 End Of Terrace House For Sale
 - Cosy Lounge Overlooking The Garden
 - Generous Kitchen/Diner
 - Three Well Proportioned Bedrooms
 - Modern Fitted Bathroom
 - Spacious Master Bedroom Including Shower Cubicle
- Large, Private West Facing Garden
 - Ground Floor WC
 - Quiet Cul-De-Sac & Convenient Location, Close To Shops, Schools & Transport Links
 - Excellent Decorative Order Throughout
 - Gas Central Heated & Double Glazed
 - Viewing Highly Recommended