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**Property Cafe**  
**BUYER INCENTIVE**  
AVAILABLE WHEN YOU VIEW  
THIS PROPERTY THROUGH US



3 Buckhurst Road, Bexhill-on-Sea, East Sussex, TN40 1QF  
Substantial Period Family Home In Excellent Condition £695,000





Property Cafe are delighted to present to the market this substantial five bedroom semi detached house for sale situated within Bexhill's town centre. Accommodation and benefits include: A grand entrance hall giving access to the majority of the ground floor rooms and staircase; Spacious south facing lounge with bay window & feature fireplace; Separate dining room vast in size also giving access to the conservatory; Modern fitted kitchen with an array of cupboards & worktop space; Separate utility room and ground floor WC. The 1st floor comprises of; Three well proportioned double bedrooms; Family sized shower room, including 'his & hers' wash basins and a separate WC. The top floor of the house consists of a further two large double bedrooms; walk-in wardrobe/ study/ store room and Family bathroom boasting bath, separate shower cubicle, wash basin & WC. Externally this property offers a very private & well maintained rear garden, off-road parking for several vehicles and an EV car charging point. This fantastic family home is bursting with character and period features in addition to being sold in excellent decorative order, other points to note are: Well sized cellar offering ample storage space and gas central heating throughout. We recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of 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 main pharmacy & main 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. In addition excellent nursery, junior & senior schools within walking distance.

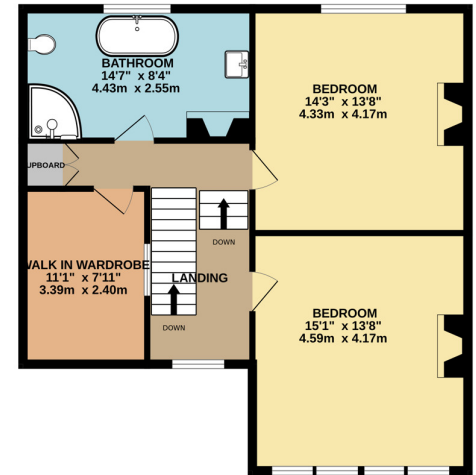
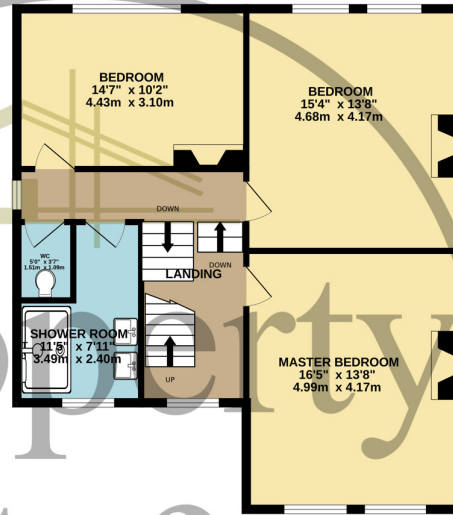
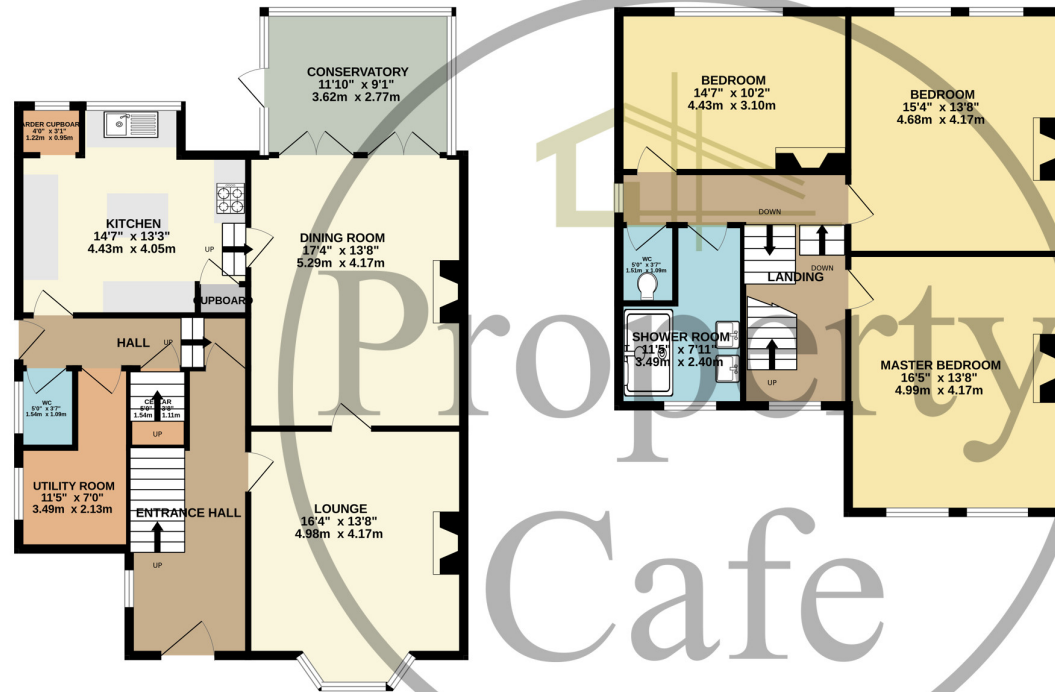
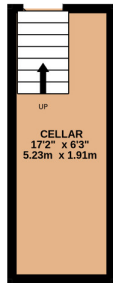


BASEMENT  
108 sq.ft. (10.0 sq.m.) approx.

GROUND FLOOR  
885 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.

2ND FLOOR  
708 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 2578 sq.ft. (239.5 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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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.





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- Substantial Character Family Home For Sale
- Stunning Lounge With Bay Window & Feature Fire Place
  - Separate Dining Room & Conservatory
    - Modern Fitted Kitchen
    - Separate Utility Room
  - Five Well Proportioned Bedrooms
- Family Bathrooms on 1st & 2nd Floors
  - Private Rear Garden
- Off-Road Parking For Several Vehicles
  - EV Car Charging Point
- Sought After Town Centre Location
  - Viewing Highly Recommended