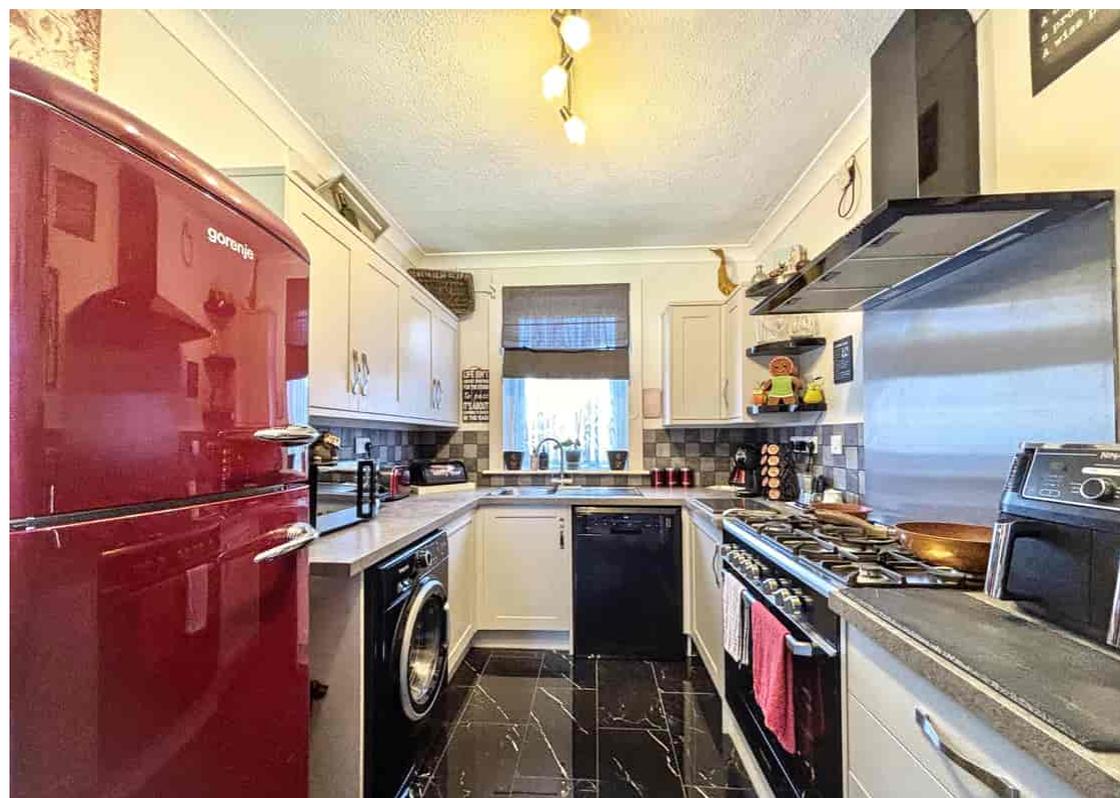




185 London Road, Bexhill-on-Sea, East Sussex, TN39 4AB

Well Proportioned & Excellently Presented Two Bedroom Mid Terrace House For Sale With A Generous Private Rear Garden

£239,950 - Freehold





Property Cafe are delighted to present to the market this charming two-bedroom mid-terraced home, perfectly suited for modern living and offered to the market with no onward chain.

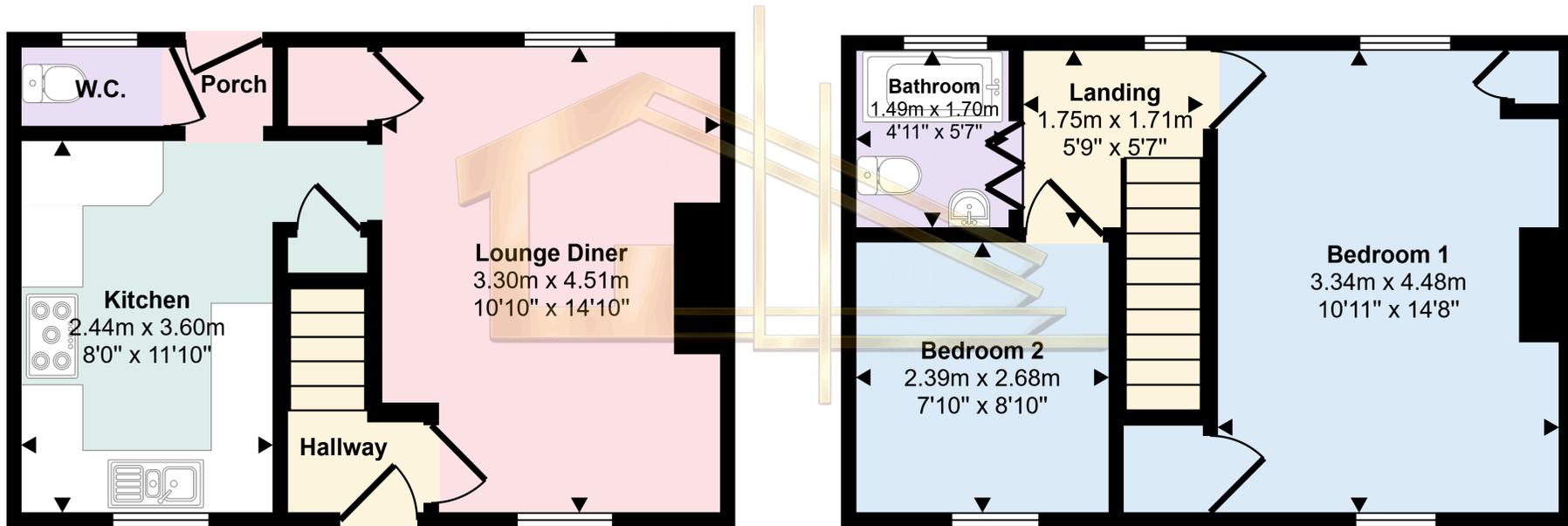
Upon entering, you're welcomed by a bright and spacious dual-aspect lounge, creating a warm and inviting space to relax or entertain. The modern fitted kitchen is thoughtfully designed, boasting ample cupboard storage and generous worktop space—ideal for both everyday cooking and hosting. Upstairs, the property features two well-proportioned double bedrooms, each offering comfortable and versatile living space, along with a functional family bathroom. A convenient ground floor WC adds to the home's practicality.

Throughout, the property is presented in excellent decorative order, complemented by gas central heating and double glazing for year-round comfort. To the rear, you'll find a generous private garden, perfect for outdoor dining, gardening, or simply unwinding, complete with useful rear access. Situated in a convenient location close to well-regarded schools, Bexhill town centre, and excellent transport links, this home offers both comfort and connectivity.

Early viewing is highly recommended to fully appreciate everything this well-presented home has to offer.



Approx Gross Internal Area  
62 sq m / 666 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft

First Floor  
Approx 31 sq m / 332 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:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 2102.81  
**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:** FTTP.  
**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>		87
(69-80) <b>C</b>	70	
(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		
<b>England, Scotland &amp; Wales</b>	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 Bexhill town centre itself; 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 & 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.

- Two Bedroom Mid-Terraced House For Sale
    - Spacious Dual Aspect Lounge
  - Modern Fitted Kitchen With Ample Cupboard & Worktop Space
    - Two Well Proportioned Double Bedrooms
      - Functional Family Bathroom
        - Ground Floor WC
  - Generous Private Rear Garden Including Rear Access
- Excellent Decorative Order Throughout
    - Gas Central Heated & Double Glazed
  - Well Presented In Good Decorative Order Throughout
  - Convenient Location Close To Schools, Bexhill Town Centre & Transport Links
    - Sold With No Onward Chain
    - Viewing Highly Recommended