




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£635,000 142 De la Warr Road, Bexhill-on-Sea TN40 2JL
5 Bedroom 1 Bathroom 3 Reception



AT A GLANCE...

Originally built in 1927, this substantial detached home has provided a loving home to the current owners for over 40 years. The accommodation is bursting with natural light and has abundant character and charm. A welcoming reception hall with an impressive original solid oak staircase is included in the accommodation. At the rear of the property, you will find both the living room and dining room, both of which have a south-facing aspect. The living room features an open fireplace and an original Minster stone surround, while the dining room leads to the integral garage and conservatory. In the dual aspect fitted kitchen, there are matching wall and base units with integrated appliances, including a dishwasher and under counter refrigerator. There is space for further appliances and a door leading out to the car port. Additionally, the ground floor offers a utility room, a cloakroom, and a conservatory with views of the rear garden. The first floor features three large double bedrooms, two of which offer far-reaching views and distant sea views. A single bedroom, a cloakroom, and a bathroom suite are also on the first floor. Currently, the second floor is used as a hobby room, with beautiful views that could be used as a fifth bedroom. This well-maintained home has recently undergone improvements, such as new electrical consumer unit and a new boiler installed in 2023, together with a new conservatory roof and exterior decorating in 2024. The earliest viewing of this generously sized home would be highly recommended in order to fully appreciate its charm and versatility.

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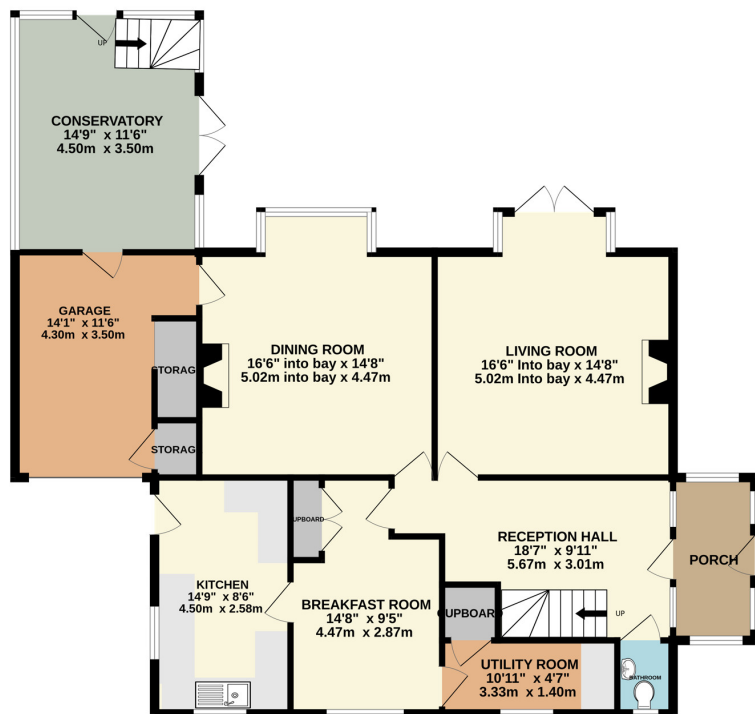


Key Features:

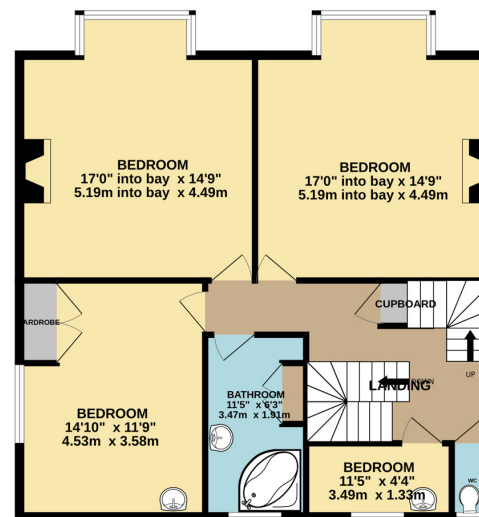
- Substantial 1927 Detached House
- Five Bedrooms
- Generously Sized South-Facing Rear Garden
- Stunning Views From The 1st & 2nd Floor
- Integral Garage & Off-Road Parking
- Close To Schools For All Ages
- Three Reception Rooms & Conservatory
- Double Glazing & Gas Central Heating


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GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 2498 sq.ft. (232.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

Located in a popular area of Bexhill, the property has a great location. Close by you will find well-regarded primary schools. St Richards Catholic College and Bexhill 6th form College, both rated by OFSTED as outstanding are within walking distance. You are just one mile from the iconic seafront promenade, the town centre, and the mainline railway station, which provides regular routes to Hastings, Eastbourne, Brighton, Gatwick, and London. Ravenside retail park is also within walking distance.

Exterior

A sweeping block paved driveway and a car port provide off-road parking for multiple vehicles at the front of the property. There is a 16 amp power point, water supply and gated side access to the rear. Access is available to the garage via the up & over door. The garage is equipped with power, light, a coal cellar, storage, and LED lighting.

The generous rear garden faces south and is primarily lawned. The property has an expansive south-facing sun-terrace with plenty of room for alfresco dining and a further lawn area to the side. Also included are a garden shed, a summerhouse, and a cat hotel.

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