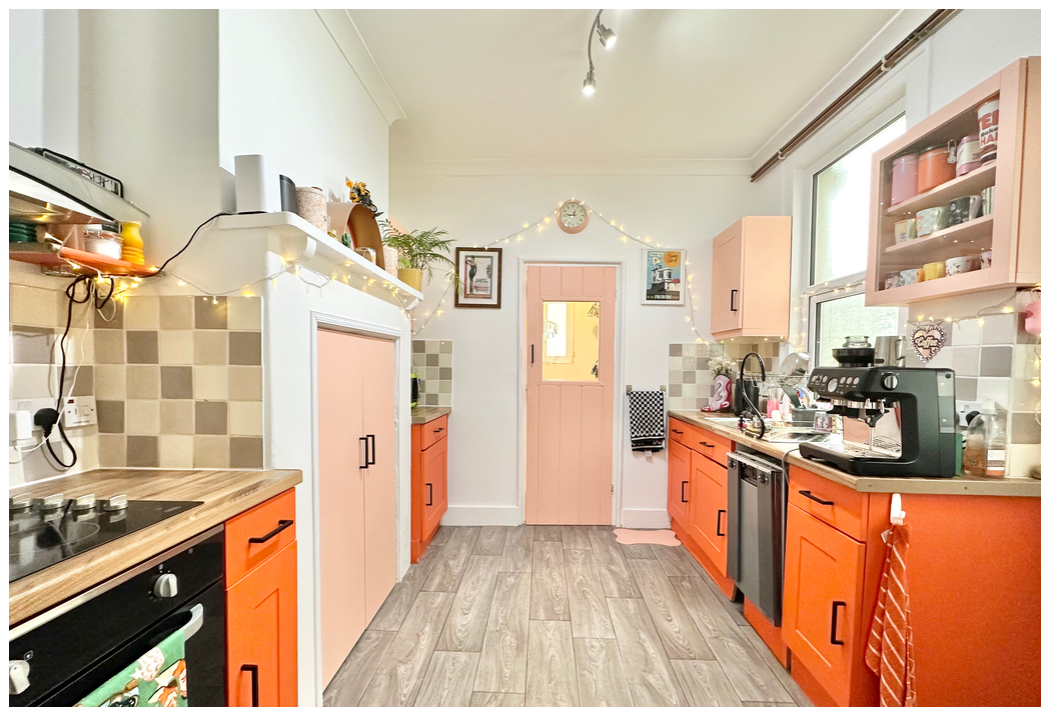




BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£299,950 75 Reginald Road, Bexhill-on-Sea TN39 3PQ
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

This Victorian mid-terrace house offers deceptively spacious accommodation with modern fixtures and fittings and a west facing rear garden. The house has been modernised under current ownership. Situated just a short walk from the town centre, the seafront promenade, and the mainline railway station. Split-level accommodation includes; A dual aspect open plan living room & dining room with feature fireplaces. The fitted kitchen has wall and base units with space for appliances, a door to the rear garden and access to the utility room and cloakroom. On the first floor the split-level landing leads to three bedrooms and a modern bathroom suite. The insulated loft space has a Velux window and offers excellent potential for conversion, subject to obtaining the necessary permissions. Furthermore, the house boasts abundant character & charm with some original features, gas central heating and double glazing. Seeing this house at your earliest convenience is highly recommended in order to appreciate its space and location.

75 Reginald Road, Bexhill-on-Sea, East Sussex, TN39 3PQ

 3 Bedroom  1 Bathroom  2 Reception

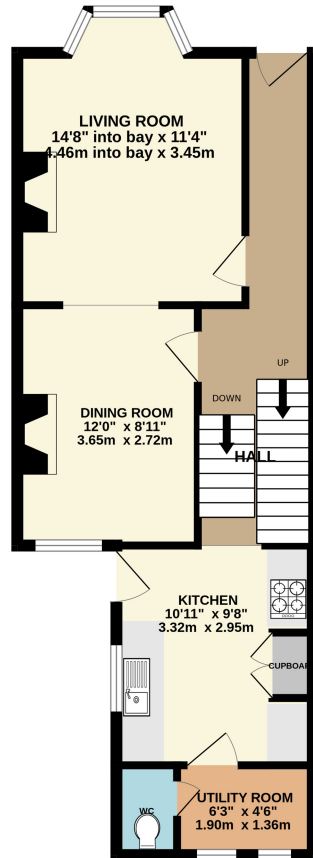


Key Features:

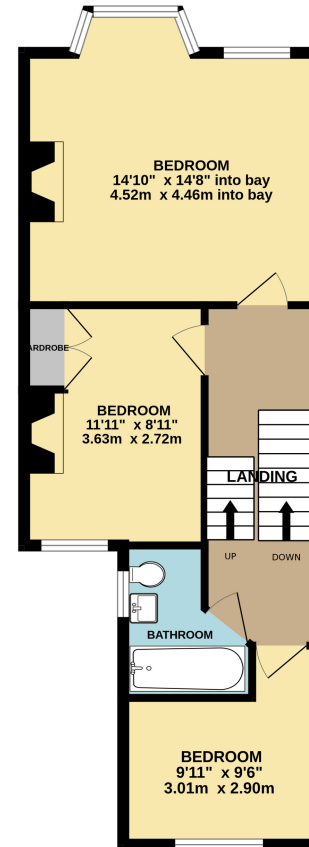
- Victorian Terrace House
- Three Bedrooms
- West Facing Garden
- Potential For Loft Conversion Subject To Permissions
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Town Centre Location
- Gas Central Heating & Double Glazing


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GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

There rear garden is west facing and is laid to patio for low-maintenance.

Location

The house is located in Bexhill town centre. In the town centre its self, you will find a selection of well regarded restaurants and day to day shops. The closest rain station being Bexhill Mainline station with regular routes in to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest School being St Peters & St Paul's, currently rated as 'Outstanding' by Ofsted.

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