



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£435,000 18 Spring Lane, Bexhill-on-Sea, East Sussex TN39 4ET
🚗 3 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

This exceptional semi-detached house has been meticulously refurbished and thoughtfully extended by the current owners, resulting in immaculate presentation and high-quality modern fixtures and fittings throughout.

The property enjoys a desirable south-west facing garden and offers a highly versatile living arrangement. Ideally positioned just a 0.3 mile walk from the amenities of the ever-popular Little Common Village and its outstanding-rated primary school.

The accommodation comprises a welcoming entrance hall opening into a stylish living room, featuring an inset remote-controlled fireplace and double doors leading through to a superb dual-aspect kitchen/dining room. The extended kitchen/diner is a standout feature, showcasing exposed brick walls, bi-folding doors opening onto the rear garden, and a central island with seating. The kitchen is fitted with a range of contemporary wall and base units finished with solid oak work surfaces, and includes an under-counter fridge, dishwasher, space for a range cooker, and a walk-in pantry. An opening from the kitchen leads to a separate utility room with an integrated fridge/freezer, access to the rear garden, and a cupboard housing the A-rated combination boiler. The ground floor further benefits from a cloakroom and an additional reception room, currently used as a second sitting room and home office.

The first floor features an impressive master bedroom suite with extensive bespoke fitted wardrobes and a generous en-suite shower room. There are two further bedrooms, a family bathroom, and newly fitted carpets throughout the first floor. Additional highlights include engineered oak flooring throughout the ground floor and fitted motorised blinds across the property. To fully appreciate the quality, space, and exceptional finish on offer, early viewing is highly recommended.



Key Features:

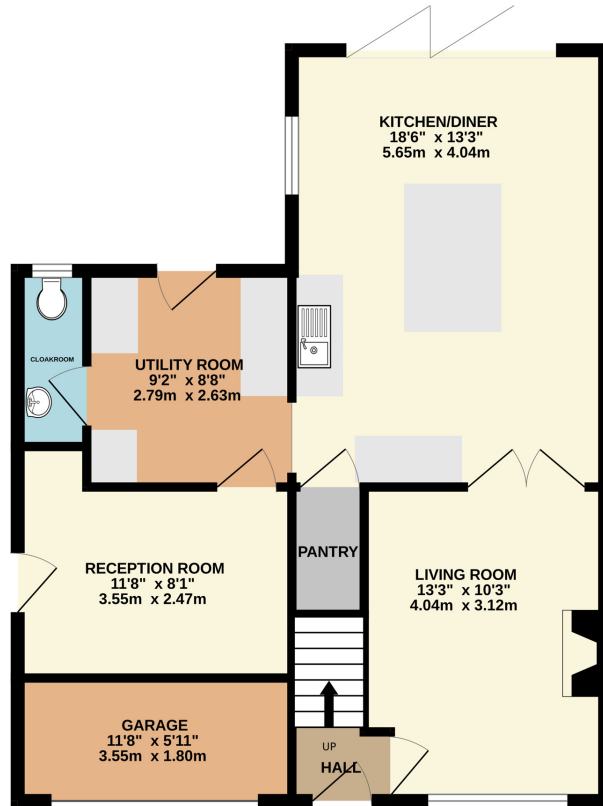
- Exceptional Semi-Detached House
- Stunning Presentation
- Three Bedrooms
- Walking Distance To Little Common Village Amenities
- Meticulously Refurbished & Extended
- South West Facing Garden
- Two Bathrooms
- Two Reception Rooms & Utility Room

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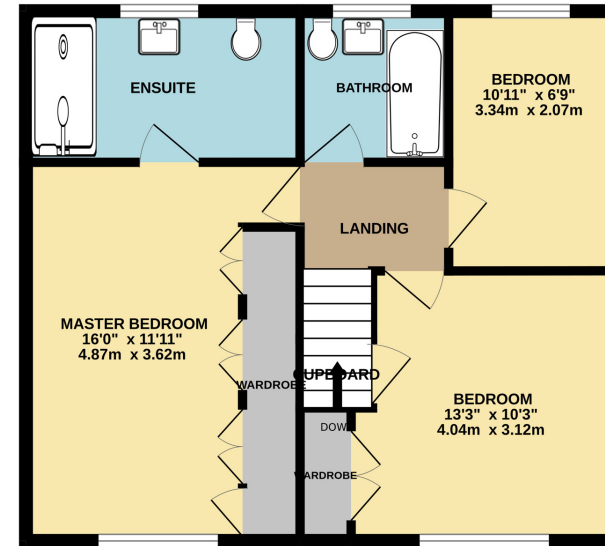
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GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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Exterior

To the front of the property, there is a block-paved driveway providing off-road parking. The garage is accessed via an up-and-over door and benefits from both power and lighting, making it ideal for storage. The rear garden is predominantly paved and enjoys a desirable south-west facing aspect, allowing for sunlight throughout the day. Gated side access provides convenient access to the front of the property.

Location

The property is a short walk into the village of Little Common that gives you access to, restaurants, Tesco Express, GP surgery, pharmacy, hairdressers, a bakery and a delicatessen. Local buses will take you to Bexhill town centre and Hastings, or Eastbourne. Cooden train station is just 1.3 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Primary School currently rated as 'Outstanding' on the most recent Ofsted report is just a 0.3 mile walk away.

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