



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

22 Jameson Road, Bexhill-on-Sea, East Sussex TN40 1EJ

£575,000  4 Bedroom  2 Bathroom  1 Reception
Offers over

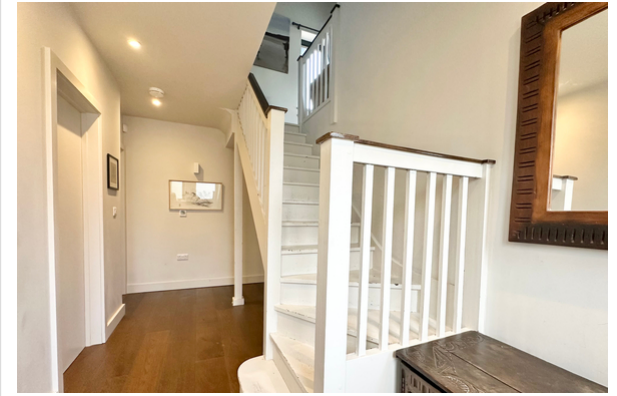


AT A GLANCE...

This outstanding detached house is located a very short walk from the iconic seafront promenade, town centre and mainline railway station. As part of its current ownership, the property has been completely renovated and finished to a high standard. This includes quality fittings and fixtures such as engineered wood flooring, energy efficient aluminium thermal break windows, solar panels with battery storage and a roof replacement. Accommodation includes a welcoming entrance hall leading to the impressive open plan kitchen & reception room featuring slide & glide doors out to the sun terrace, together with ample space for a table & chairs. Stone work countertops complement the matching wall and base units, and 'Neff' appliances are integrated into the kitchen, including a dishwasher, integrated waste disposal bin, integrated fridge freezer, and a double oven at waist level. A living room with a bay window and working fireplace on the ground floor can also serve as a fourth bedroom if needed. The garage is equipped with base units and solid wood worktops with space and plumbing for appliances. It also has a lobby leading to a cloakroom and the rear garden. The large, fully insulated loft space can be accessed from the split-level landing on the first floor. This master bedroom has a south-facing outlook and a four-piece en-suite bathroom with a large walk-in shower, Japanese bath, wash hand basin, concealed cistern dual flush low level wc with bidet and ladder style heated towel rail. A family shower room and two double bedrooms are also located on the first floor. Furthermore, the house has gas central heating with under floor heating across the ground floor, designer column style radiators on the first floor and some working fireplaces throughout the house. To appreciate this exceptional property and its location in full, your earliest viewing comes highly recommended!

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Sussex, TN40 1EJ

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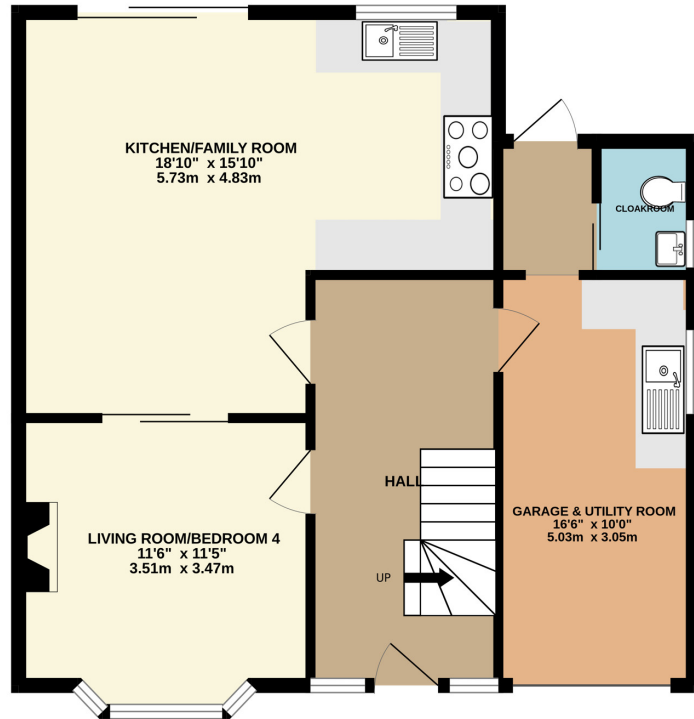


Key Features:

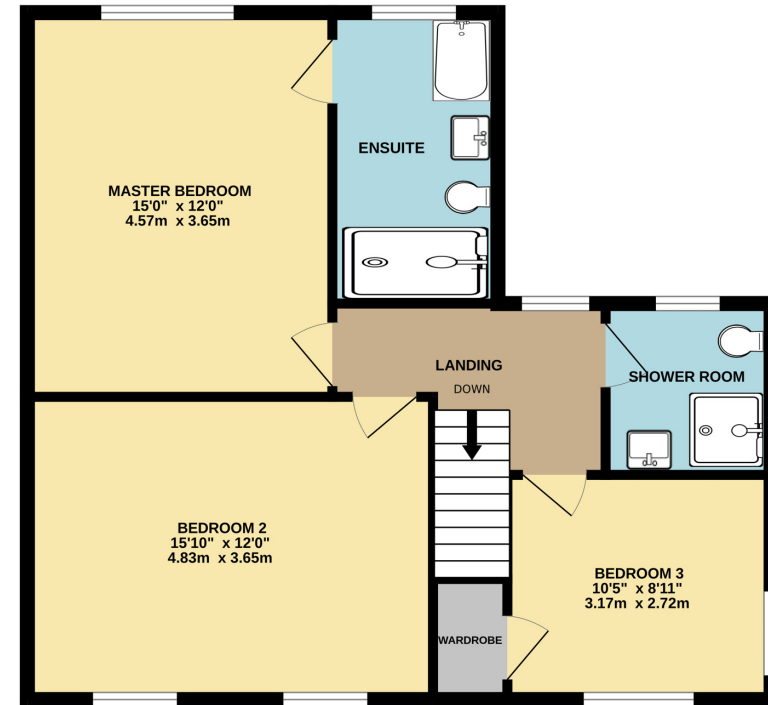
- Impressive Detached House
- South Facing Rear Garden
- Off Road Parking & Garage/Utility Room
- A Short Walk To The Iconic Seafront Promenade
- Roof Replacement 4 Years Ago
- Open Plan Kitchen/Reception Room
- Three/Four Bedrooms
- High Specification Throughout
- Two Bathroom
- Working Fireplaces

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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.9 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	75
		EU Directive 2002/91/EC	

Exterior

In the front of the property, a driveway provides off-road parking, steps lead to a pathway leading to the front door, and a section of garden has a patio and planted borders.

The garden is south-facing and predominantly laid to lawn. There is a raised sun deck with LED up lighting, wooden balustrade, and wooden steps leading down to the lawn. With a variety of mature plants and shrubs, fenced boundaries, an outside water tap, wall mounted up and down lighting, side access, and a shed/potting shed, the garden is well-established and well-stocked.

Location

Bexhill town centre is just a short stroll away along with the iconic seafront promenade. There are many well-regarded restaurants and local shopping facilities within walking distance. Bexhill mainline railway station is close by and offers direct routes to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. A number of outstanding primary and secondary schools are also located nearby.

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