



20 Reginald Road, Bexhill-on-Sea, East Sussex, TN39 3PH

Well Proportioned Three Bedroom End Of Terrace House In A Central Location £310,000 - Freehold

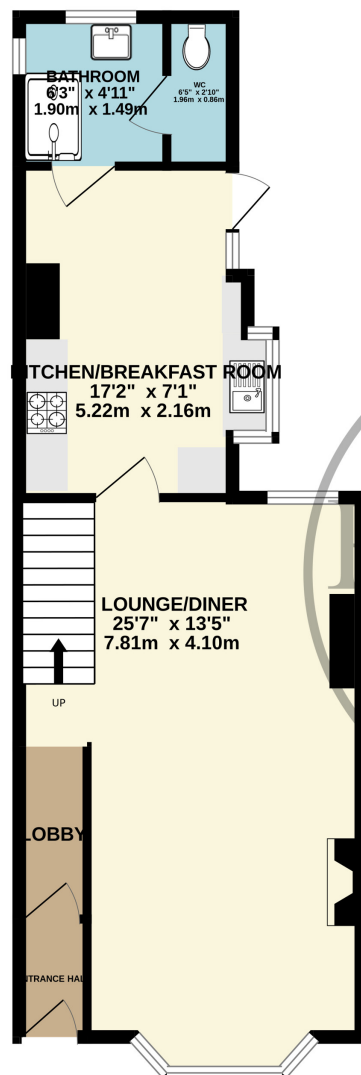




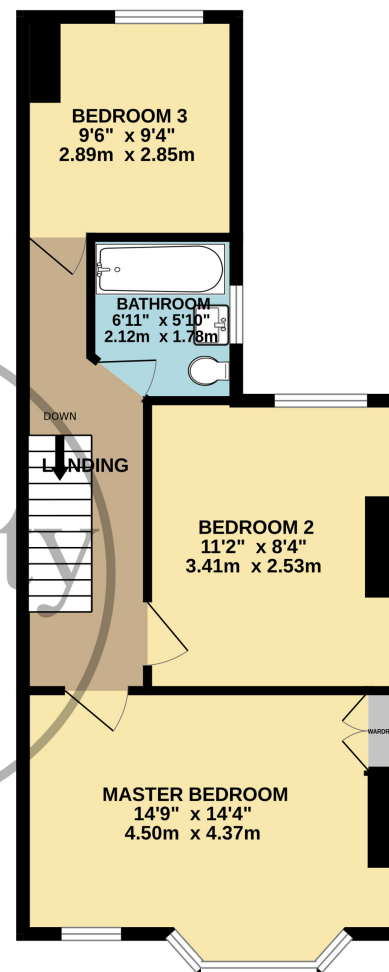
Property Cafe are delighted to present to the market this extremely well proportioned three bedroom, two bathroom, end of terrace house for sale within a popular town centre location, conveniently positioned close to local shops and transport links. Accommodation and benefits include; An entrance hall leading into an open plan lounge/diner, a fantastic entertaining space boasting period features including a large bay window and high ceilings; Separate kitchen/breakfast room, the kitchen offering ample cupboard & worktop space; Ground floor shower room consisting of a walk in shower cubicle, wash basin & WC. Upstairs comprises of three well proportioned bedrooms, the master particularly vast in size and a family bathroom benefiting from a bath with overhead shower attachment, wash basin & WC. Externally the house offers a generous rear garden mostly laid to lawn. The property is offered for sale in good decorative order throughout, recently upgraded double glazing, gas central heating, updated electrics and no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR



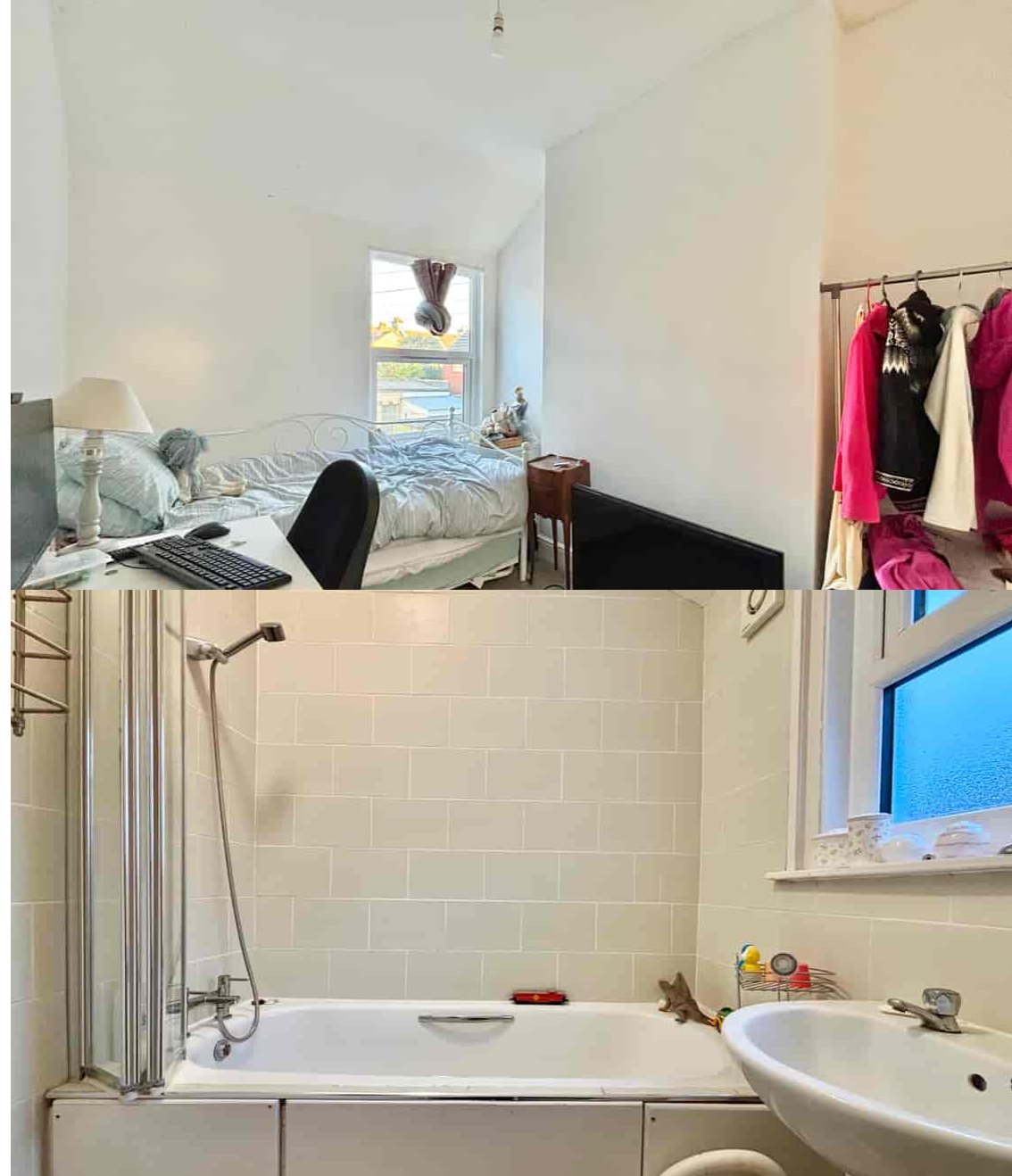
1ST FLOOR



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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Bedrooms: 3
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (42)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales 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 right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre 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.

- Three Bedroom End Of Terrace House For Sale
 - Open Plan Lounge/Diner.
 - Spacious Kitchen/Breakfast Room
 - Three Well Proportioned Bedrooms
 - Ground Floor Shower Room & 1st Floor Bathroom
- Generous Rear Garden
- Gas Central Heated & Double Glazed Throughout
 - Sought After Town Centre Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended