





PROPERTY DESCRIPTION

Tucked away in Bexhill's Old Town a charming 1930's 2 bedroom semi detached house set in its own good sized gardens. Offered in good order with a refitted kitchen, other features include a modern first floor shower room/Wc and ground floor shower room/Wc, double glazing and gas boiler and radiators, views of St Peters Church and conveniently situated for Bexhill Town centre and Railway station. EPC - D

FEATURES

- Charming 2 Bedroom Semi-Detached House
- Rarely Available
- Lovely Views of St Peters Church
- Tucked Away Behind A Flint Wall
- Ground Floor Shower Room/WC and First Floor Shower Room/WC
- Conveniently situated for the Town centre and Railway station
- Situated Close To Manor Barn
- In The Sought After Bexhill Old Town
- 64 square metres
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Accessed via part glazed front door, stairs rising to the first floor.

Ground Floor Shower Room/WC

Three piece suite comprising; shower cubicle with chrome fittings, corner wash hand basin, low level WC, ceiling spotlights, double glazed patterned window.

Living Room

15' 11" x 10' 6" (4.85m x 3.20m) Feature exposed brick fireplace, picture rail, ceiling beams, two radiators, TV aerial point, built in cupboard, double glazed window to the front having a lovely outlook over Saint Peters Church, double glazed double doors to the rear leading onto the garden.

Kitchen

10' 3" x 8' 3" (3.12m x 2.51m) max. A range of modern fittings comprising; one and half bowl stainless steel sink and drainer unit with cupboards and drawers below, range of matching cupboards and drawers with working surfaces over, some matching wall mounted cupboards, built-in electric oven with drawer below and with microwave above with further additional cupboard above that, four ring induction hob with cooker hood over, built-in under stairs storage cupboard, radiator, ceiling spotlighting, floor level lighting, under unit lighting, double glazed window to side, small window to the rear and double glazed door leading onto rear garden.

Landing

Double glazed window, hatch to loft space.

Bedroom One

18' 4" x 9' 2" (5.59m x 2.79m) Double aspect room with double glazed window having a wonderful outlook over St Peter's Church and further double glazed window to the rear, cast-iron fireplace, picture rail.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m) Double glazed window with outlook to rear overlooking the old town, radiator, picture rail.

Shower Room

10' 4" x 7' 9" (3.15m x 2.36m) Good size room comprising; large shower cubicle with retractable seat and chrome fittings, wash hand basin with mixer taps and storage cupboard below, low level WC with concealed cistern, radiator and additional ladder radiator, ceiling spotlighting with additional blue light, picture rail, airing cupboard, frosted glass double glazed window

Outside

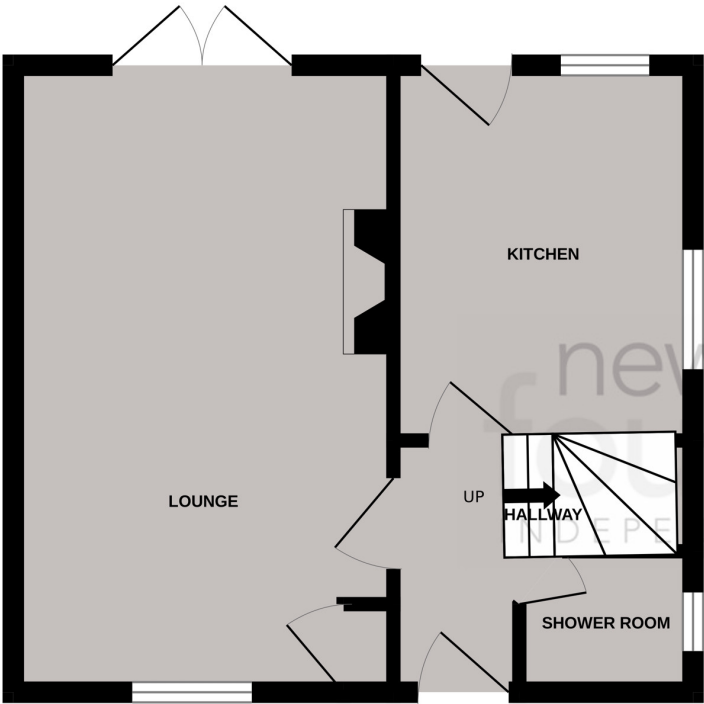
The gardens are a particular feature of the property wrapping round the house.

The rear area of garden enjoys timber shed with patio, small area of lawn, a large flint wall and a timber summerhouse.

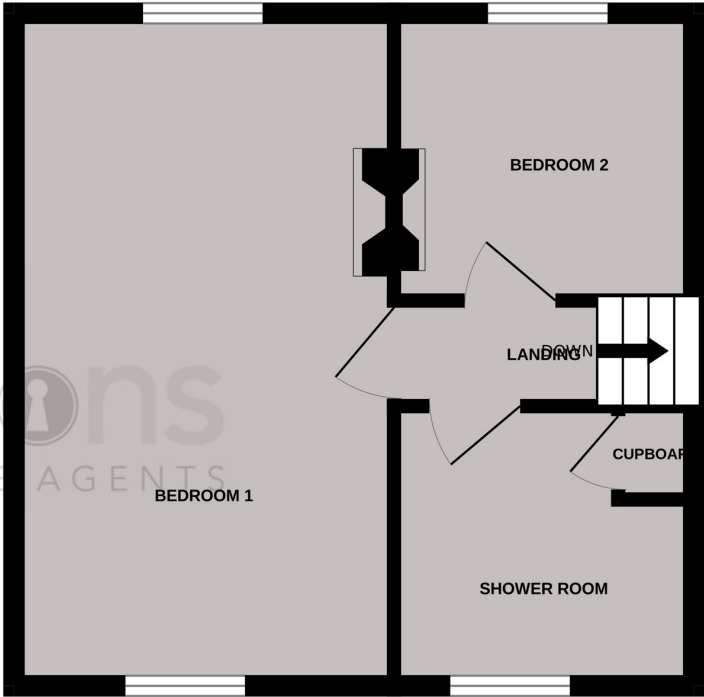
To the side of there property there are lawn gardens which continue round the front and gradually taper down to a pathway that leads onto Church Street

FLOORPLAN

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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