



34 St James Avenue, Bexhill-on-Sea, East Sussex, TN40 2DW

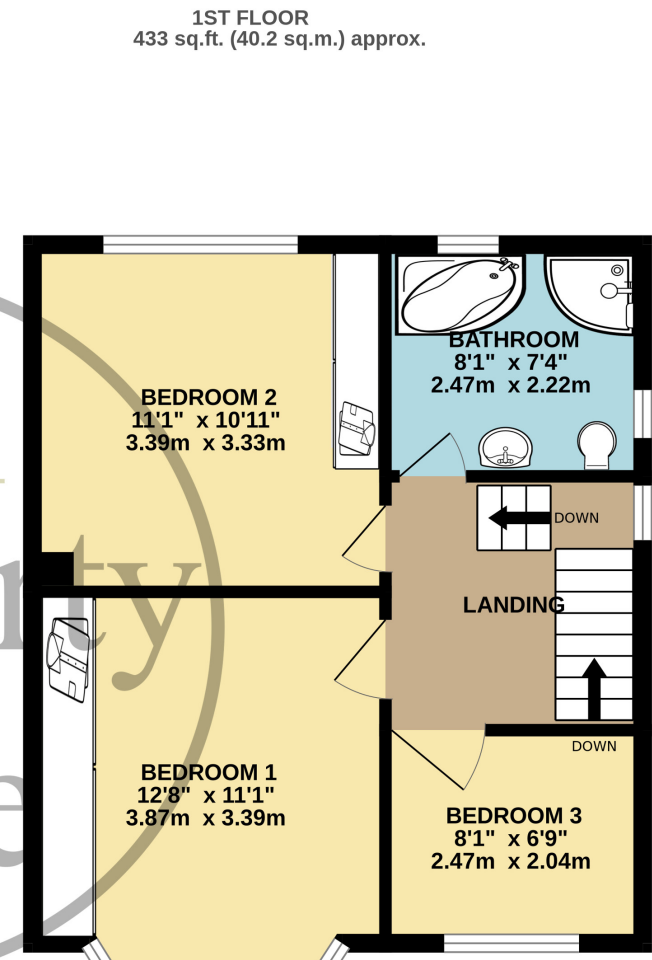
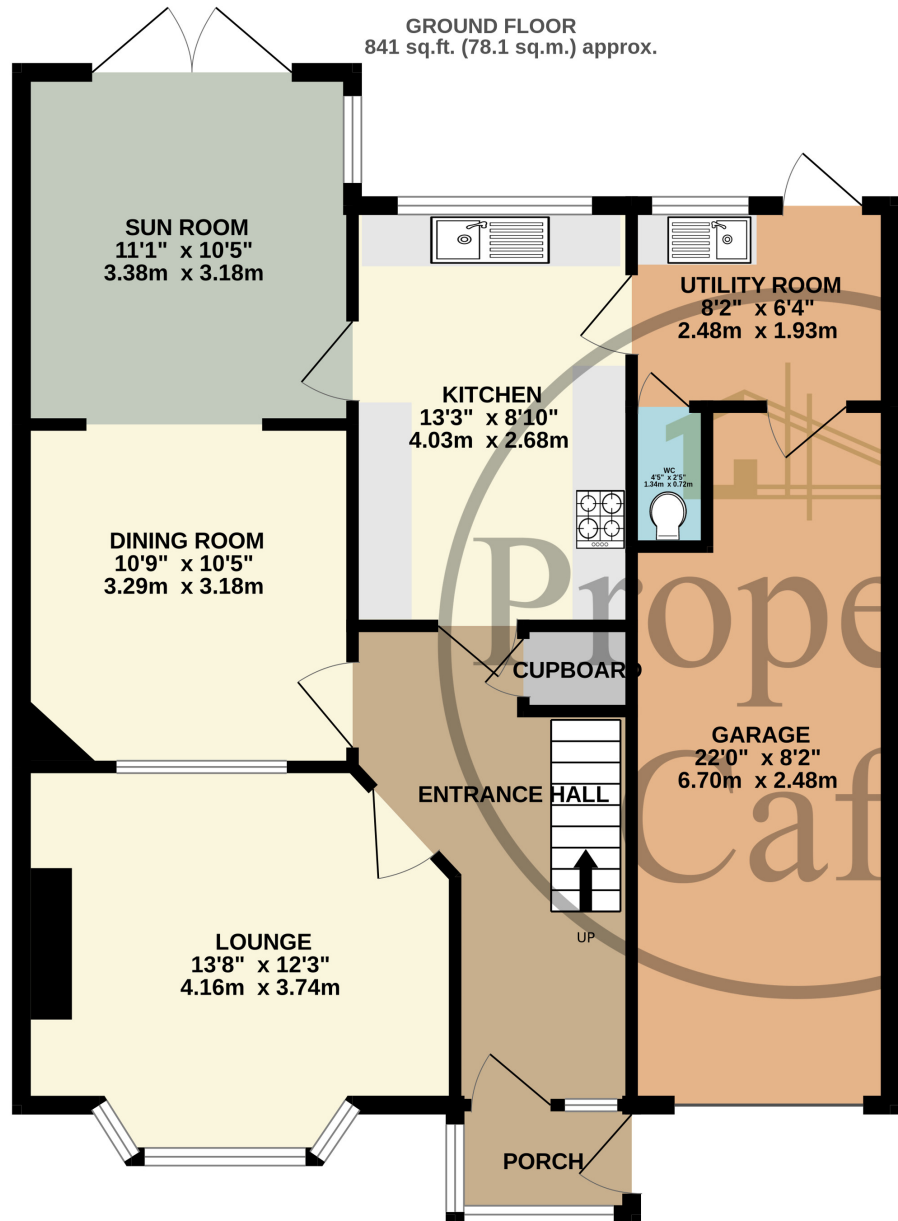
Substantial Family Home For Sale In A Sought After Residential Location £375,000 - Freehold





Property Café are delighted to present to the market this substantial & extended three bedroom semi-detached house for sale positioned in a sought after residential location of Bexhill. Accommodation and benefits include; An entrance porch giving access into a spacious hallway; Separate lounge to the front of the house; Dining room leading through to an extension boasting a generous sun room overlooking and offering French doors to the garden; Extended kitchen with ample cupboard & worktop space; Separate utility room; Ground floor WC; The 1st floor comprises of three well proportioned bedrooms and a family bathroom consisting of a corner bath, separate shower cubicle, wash basin & WC. Externally the house offers a generous rear garden, garage which can also be accessed via the utility room and off-road parking. The property is brought to the market having been well maintained after being in the family for several decades, although there is scope and potential to modernise and improve, gas central heated, double glazed and is to be sold with no onward chain. We recommend you view at your earliest convenience.





TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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Bedrooms: 3
Receptions: 3
Council Tax: Band C
Council Tax: Rate 2155.96
Parking Types: Driveway. Garage.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		78
C		
(55-68)	66	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
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 in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself 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, to excellent GP and dental surgeries, vibrant local pubs and restaurants, pharmacies & main post office. A number of these are only a short walk away in the Sidley area of Bexhill. 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.

- Extended Three Bedroom Semi-Detached Family Home For Sale
 - Garage & Off-Road Parking
 - Separate Utility Room
 - Spacious Diner & Additional Sun Room
 - Generous Rear Garden
- Potential & Scope To Improve
- Sought After Residential Location
- Gas Central Heating & Double Glazed
 - Sold With No Onward Chain
 - Viewing Highly Recommended