



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£270,000 92 Reginald Road, Bexhill-on-Sea TN39 3PG
4 Bedroom 1 Bathroom 2 Reception

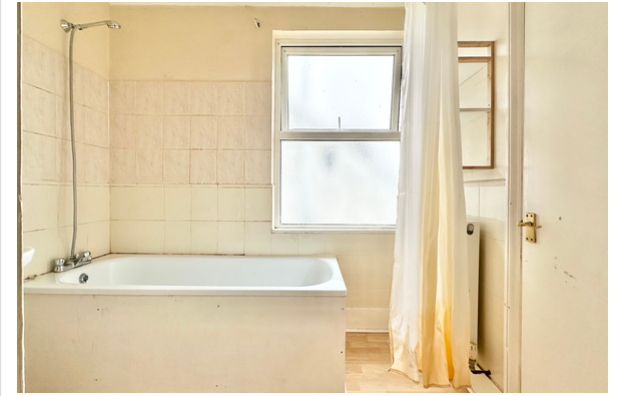


AT A GLANCE...

This deceptively spacious Victorian terrace house is located a short stroll from the iconic seafront promenade, town centre and mainline railway station. The house boasts high ceilings and some original features, with modernisation elements required. Sold with no onward chain and accommodation including: A spacious lounge with a feature bay window and fireplace. The kitchen is fitted with matching wall and base units with appliance space. Additionally, the ground floor has a dining room, a cloakroom and a further reception room. This could be used as a fourth bedroom if required. On the first floor you will find three bedrooms, a family bathroom and separate WC. Furthermore, the house is double-glazed and has gas central heating. To appreciate the potential of this property and its location, your earliest viewing is highly recommended!

92 Reginald Road, Bexhill-on-Sea, East Sussex, TN39 3PG

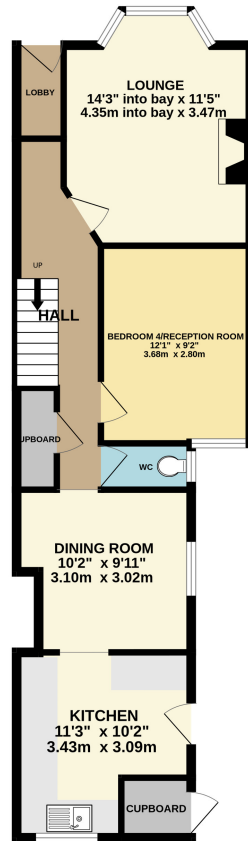
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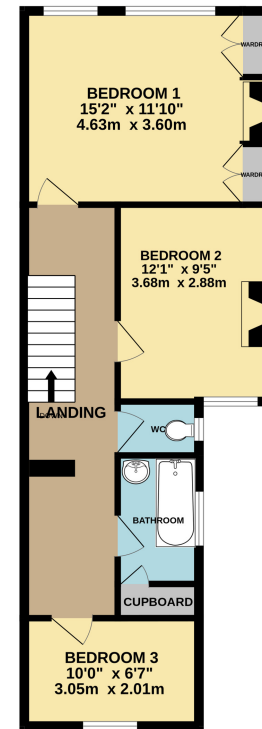
Key Features:

- Deceptively Spacious Terraced House
- Two Reception Rooms
- No Onward Chain
- Town Centre Location
- Four Bedrooms
- Low Maintenance Garden
- Requires Some Modernisations

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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		85
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

The house has a low-maintenance rear garden. Laid to patio with fencing and walled surround.

Location

The house is located in Bexhill town centre. In the town Centre its self, you will find a selection of well regarded restaurants and day to day shops. The closest rain station being Bexhill Mainline station with regular routes in to Hastings, Eastbourne, Brighton, Gatwick and London Victoria. he closest School being St Peters & St Paul's, currently rated as 'Outstanding' by Ofsted.

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