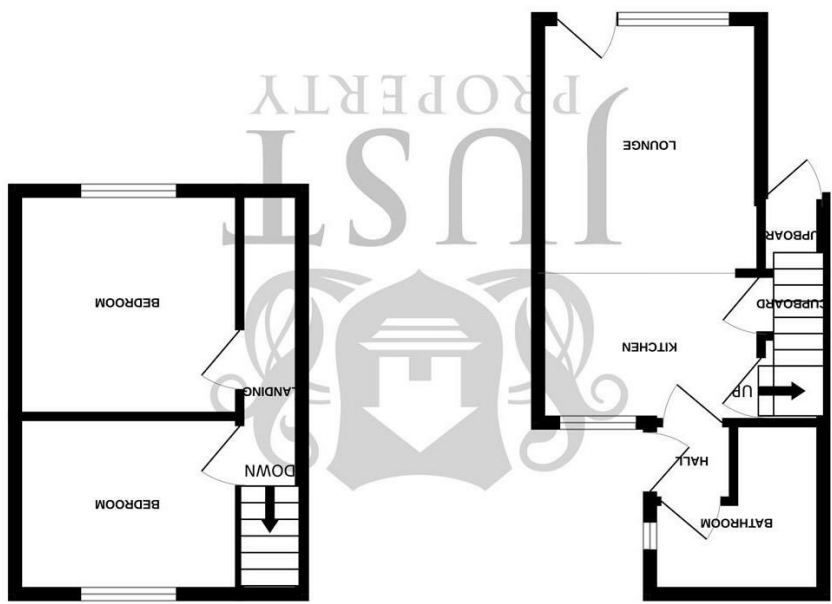


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	78

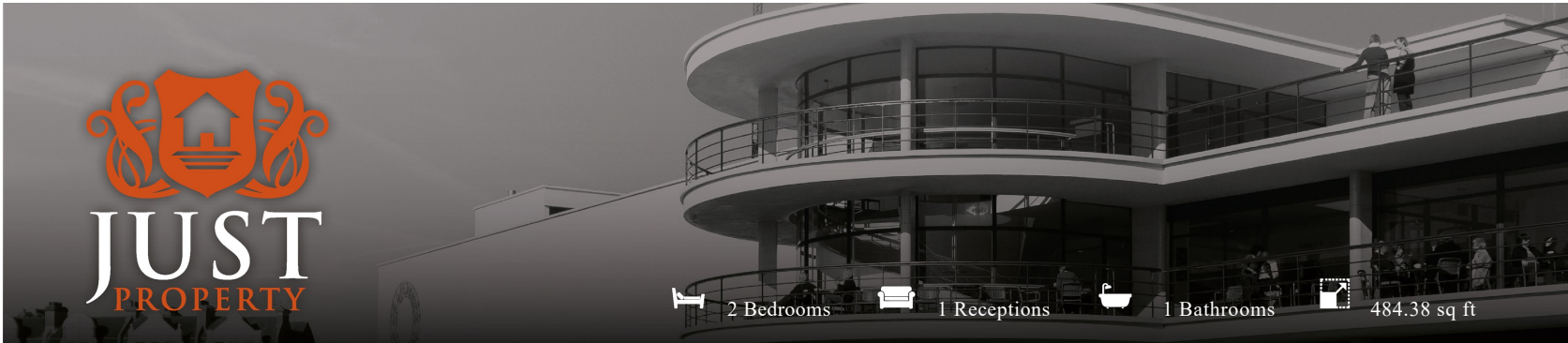


1ST FLOOR GROUND FLOOR



11 Church Street, Old Town, Bexhill On Sea, TN40 2HE  
**FLOORPLANS**

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 484.38 sq ft

Freehold  
**£224,950**

11 Church Street, Old Town,, Bexhill On Sea, TN40 2HE





2 Bedrooms 1 Receptions 1 Bathrooms 484.38 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A charming and characterful two-bedroom Grade II Listed cottage, nestled in a secluded spot just off Church Street in Bexhill's historic Old Town, directly opposite the picturesque St. Peter's Church. Dating back to the 19th century, this property is perfectly positioned within a short stroll of Manor Barn & Gardens, the Doctors Surgery, bus services, and Bexhill Town Centre, offering a variety of shops, restaurants, the iconic De La Warr Pavilion, the seafront, and the mainline railway station.

The accommodation features an inviting open-plan living room and kitchen, measuring 18'0 x 9'5, complete with a cozy wood-burning stove. From the inner hall, you'll find a stylish downstairs bathroom with a contemporary standalone roll-top bath. Upstairs, the first floor offers two well-proportioned bedrooms: a 12'5 x 9'7 master bedroom at the front and a 9'0 x 8'0 second bedroom at the rear.

Additional highlights include exposed beams, wooden flooring, gas-fired central heating, and traditional latched doors. Offered chain-free, this delightful period home is available for viewing by appointment only. There is no outside space with this property

Whether you're looking for a primary residence or a second/holiday home, this unique property is a must-see. Sole agents, Just Property.



## ROOM DIMENSIONS

Entrance Door

Open Plan Living Room/Kitchen  
18'0" x 9'5" (5.49 x 2.87)

Inner Hallway

Bathroom/W.C  
7'2" x 6'8" (2.18 x 2.03)

Stairs To First Floor

Bedroom  
12'5" x 9'7" (3.78 x 2.92)

Bedroom  
9'0" x 8'0" (2.74 x 2.44)

## FEATURES

- Grade II Listed
- Beautiful Cottage
- Two Bedrooms
- Open Plan Living
- Bathroom/W.C
- Exposed Beams
- Chain Free
- Viewing Essential
- Close To Bexhill Seafront
- Ideal Investment

