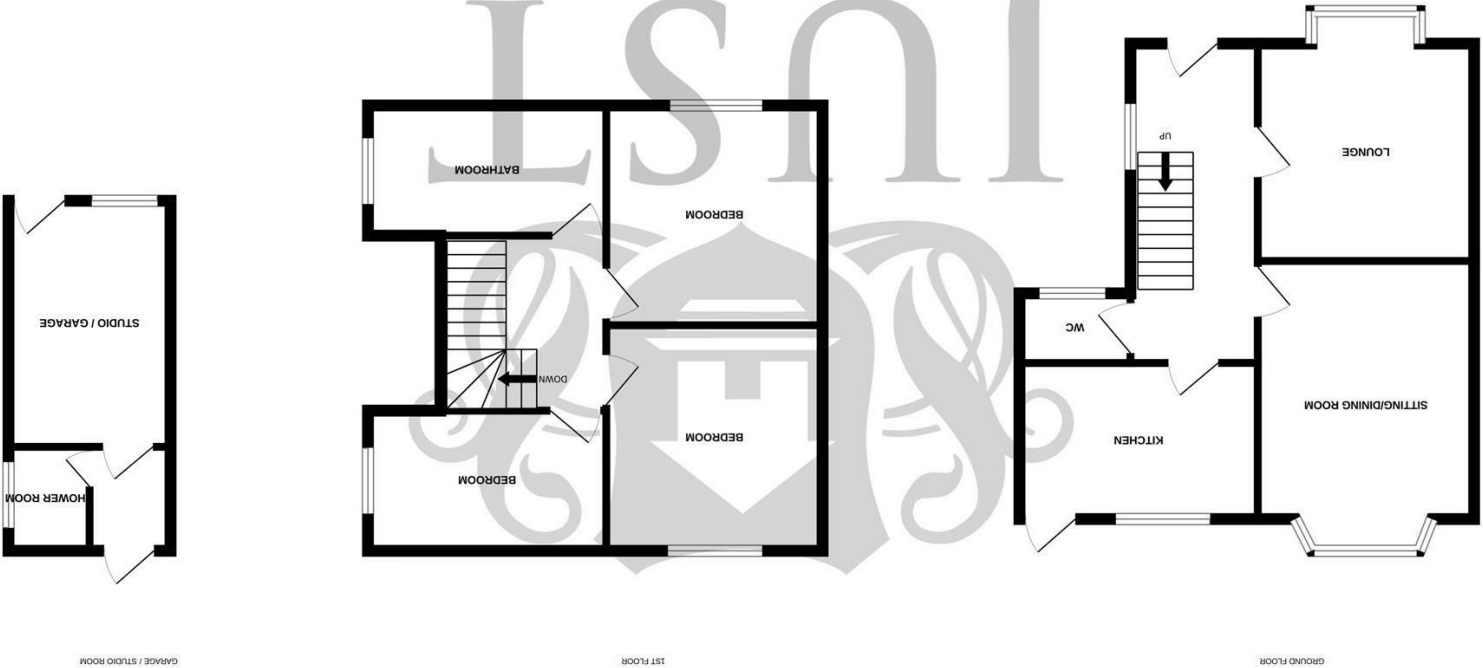




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	56	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## FLOORPLANS

23 Arthur Road, Bexhill-On-Sea, TN39 3PN

www.justproperty.net

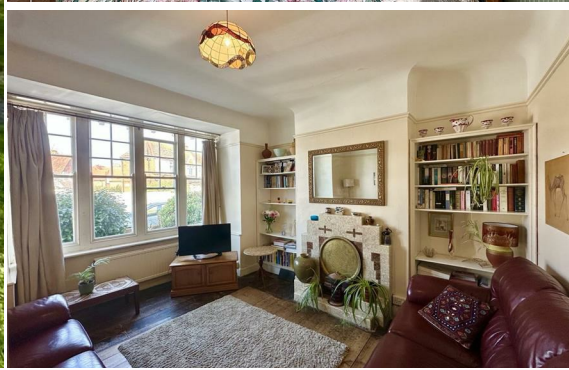


3 Bedrooms 2 Receptions 2 Bathrooms 990.28 sq ft

23 Arthur Road, Bexhill-On-Sea, TN39 3PN

Freehold

£389,950







Freehold

£389,950

3 Bedrooms

2 Receptions

2 Bathrooms

990.28 sq ft

PROPERTY DETAILS

\*\*NEW PRICE OF £389,950\*\*

Just Property are delighted to bring to the open market this THREE-BEDROOM semi-detached family home, conveniently located within this highly desirable and family-oriented area of Collington, Bexhill. From this particularly desirable location, you have a parade of shops and a doctor's surgery, all within a brief stroll. The seafront and the many amenities of Bexhill Town Centre, including the mainline railway station with direct links to London, are also within walking distance.

The living accommodation is arranged over TWO FLOORS and is filled with plenty of natural light throughout. Boasting THREE bedrooms and an abundance of Character / Period Features, this property is not to be missed by any buyers.

Externally, the property offers a large south-facing rear garden and an OFF-ROAD PARKING SPACE to the front. A huge benefit is the Garage / Studio space to the side of the house; this has both power and its own separate shower room / W.C.

To fully appreciate all this house offers, contact the vendor’s choice of sole agents, Just Property, on 01424 444 100 to arrange access. Viewing is by appointment only.

Council Tax Band - C

ROOM DIMENSIONS

Off Road Parking	Bedroom
Front Door	10'5" x 9'5" (3.184 x 2.885)
Entrance Hallway	Bedroom
Lounge	11'6" x 9'5" (3.507 x 2.891)
14'0" x 11'9" (4.287 x 3.590)	Bathroom
Dining Room	7'11" x 7'1" (2.428 x 2.162)
12'9" x 12'8" (3.896 x 3.863)	Garage / Studio
Kitchen	13'4" x 8'3" (4.084 x 2.517)
11'3" x 6'10" (3.453 x 2.102)	Shower Room / W.C in Studio Space
Downstairs W.C	
Stairs Up To First Floor	
Landing	
Bedroom	
13'3" x 7'0" (4.063 x 2.143)	

FEATURES

- Three Bedroom Semi-Detached Home
- Quiet and Desirable Location
- Large South Facing Rear Garden
- Abundance of Character Throughout
- Garage / Studio with Rear Access
- Flooded with Natural Light
- Off Road Parking to the Front
- Close to Amenities and Shops
- Viewing Considered Essential Via Just Property
- Call 01424 444 100 To Arrange Access



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.