



22, Jameson Road, Bexhill-On-Sea, TN40 1EJ

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Offers In Excess Of £600,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this beautifully presented DETACHED THREE/ FOUR BEDROOMED HOUSE having recently undergone considerable improvement. Located on this highly coveted and convenient road within Bexhill, just a short stroll from the seafront, railway station and a vast range of amenities in the town centre.

This OLDER STYLE FAMILY HOME offers adaptable accommodation with contemporary and stylish interior. Accommodation is arranged over two floors and comprises an inviting entrance hall, a BAY FRONTED LIVING ROOM with WORKING FIREPLACE that could be utilised as a ground floor fourth bedroom. impressive OPEN PLAN KITCHEN-DINING-FAMILY ROOM with INTEGRATED APPLIANCES and stone countertops, having access and outlook onto the SOUTH-FACING GARDEN. There is also a ground floor WC and an INTEGRAL GARAGE which has been partially converted into a utility room/ store room. To the first floor the spacious landing provides access to THREE DOUBLE BEDROOMS with the MASTER benefiting from its own EN SUITE BATHROOM/ SHOWER ROOM with a Japanese soaking tub and a large walk-in shower.

Externally, to the front of the property the driveway provides practical OFF ROAD PARKING, whilst to the rear there is a SOUTH-FACING LANDSCAPED TERRACED GARDEN with a large decked patio abutting the property, offering an ideal space to entertain or eat al-fresco. There are a few steps down to a section of level lawn and established planted borders.

This home is tastefully decorated and has UNDERFLOOR HEATING on the ground floor accommodation. To make this home more energy efficient there are SOLAR PANELS with a battery to store any excess energy that is generated, as well as having aluminium double glazed windows and doors.

Viewing comes highly recommended, please call now to arrange your viewing and avoid disappointment.

WOODEN FRONT DOOR

With windows either side opening to:

SPACIOUS ENTRANCE HALL

Elegant staircase rising to the upper floor accommodation under stairs

recessed area, wood flooring, wall mounted security alarm pad, underfloor heating, inset down lights, doors to:

LIVING ROOM/ OPTIONAL BEDROOM

13'4 x 12' (4.06m x 3.66m)

Wood flooring, underfloor heating, down lights, fireplace with working open fire, double glazed bay window to front aspect, pocket sliding door providing access to:

KITCHEN-DINING-FAMILY ROOM

16'1 narrowing to 12'3 x 18'8 narrowing to 11'4 (4.90m narrowing to 3.73m x 5.69m narrowing to 3.45m)

Wood flooring with underfloor heating, inset down lights, sliding door opening to the living room, double glazed window and sliding patio doors to rear aspect with views and access onto the garden. Fitted with a range of matching eye and base level cupboards and drawers with stone countertops over, two waist level ovens, electric induction hob, sunken one & ½ bowl drainer-sink with moulded drainer into the countertop, integrated dishwasher, integrated waste disposal bin, integrated fridge freezer, ample space for dining table.

GARAGE/ UTILITY

16'5 x 10'3 (5.00m x 3.12m)

Double opening doors to front aspect, storage cupboard, electric and gas meters, utility area fitted with a range of base level cupboards and drawers with solid wood worktops over, inset sink, space and plumbing for washing machine, radiator/ heated towel rail, down lights, aluminium double glazed frosted glass window to side aspect, doorway leading to:

REAR LOBBY

Tiled flooring, space for storage, double glazed door to garden, sliding door to:

DOWNSTAIRS WC

Dual flush low level wc, pedestal wash hand basin with mixer tap, ladder style heated towel rail, down lights, tiled flooring, double glazed frosted glass window to side aspect.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to loft space and pull down ladder, down lights, wood flooring, column style radiator, double glazed window to rear aspect.

MASTER BEDROOM

16'10 x 12'3 (5.13m x 3.73m)

Wood flooring, two vertical column style radiator, fitted wardrobes, double glazed window to rear aspect with views onto the garden, door to:

EN SUITE

Walk in shower, Japanese soaking tub, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc with bidet, ladder style heated towel rail, down lights, extractor for ventilation, tiled walls, tiled flooring, double glazed window to rear aspect.

BEDROOM

15'5 x 12'5 (4.70m x 3.78m)

Wood flooring, down lights, wall mounted column style radiator, fireplace, two double glazed windows to front aspect.

BEDROOM

10'2 x 9'4 (3.10m x 2.84m)

Wood flooring, down lights, column style radiator, range of built in cupboards, double glazed window to both side and front elevations.

SHOWER ROOM

Walk in shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, double glazed window to rear aspect.

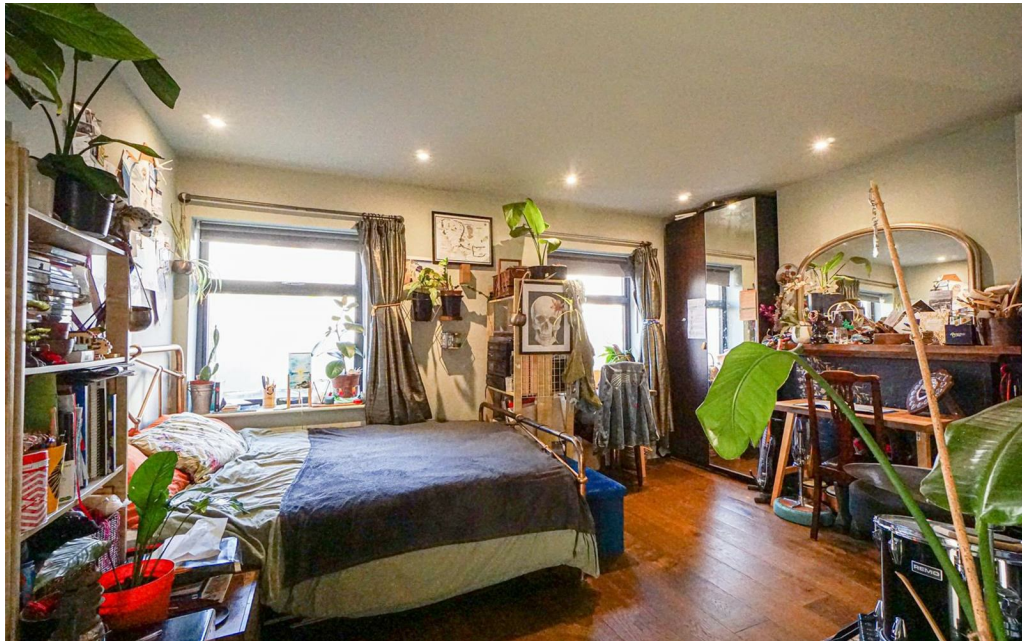
OUTSIDE - FRONT

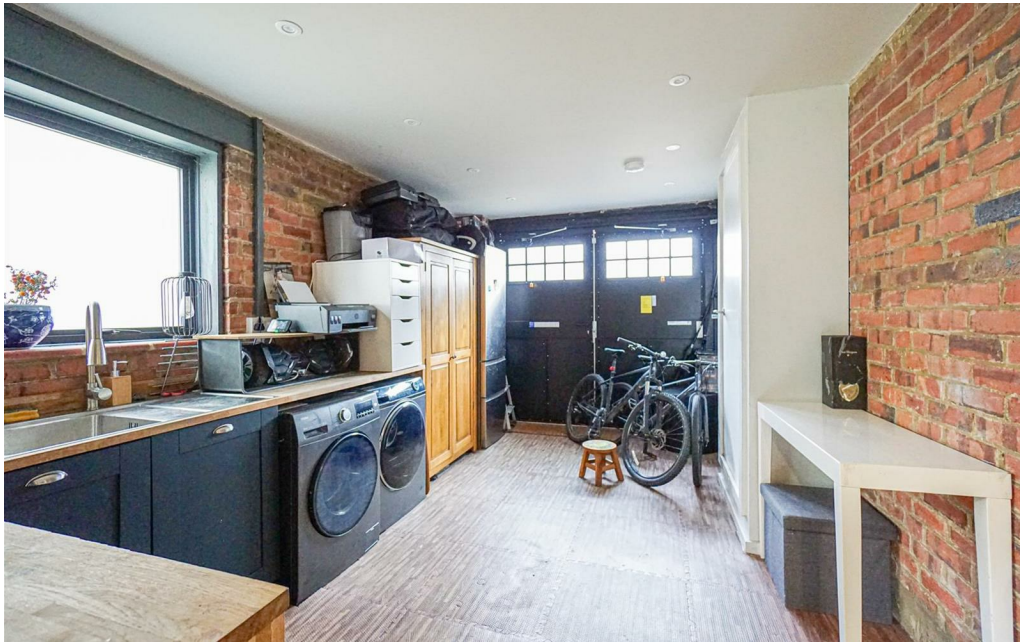
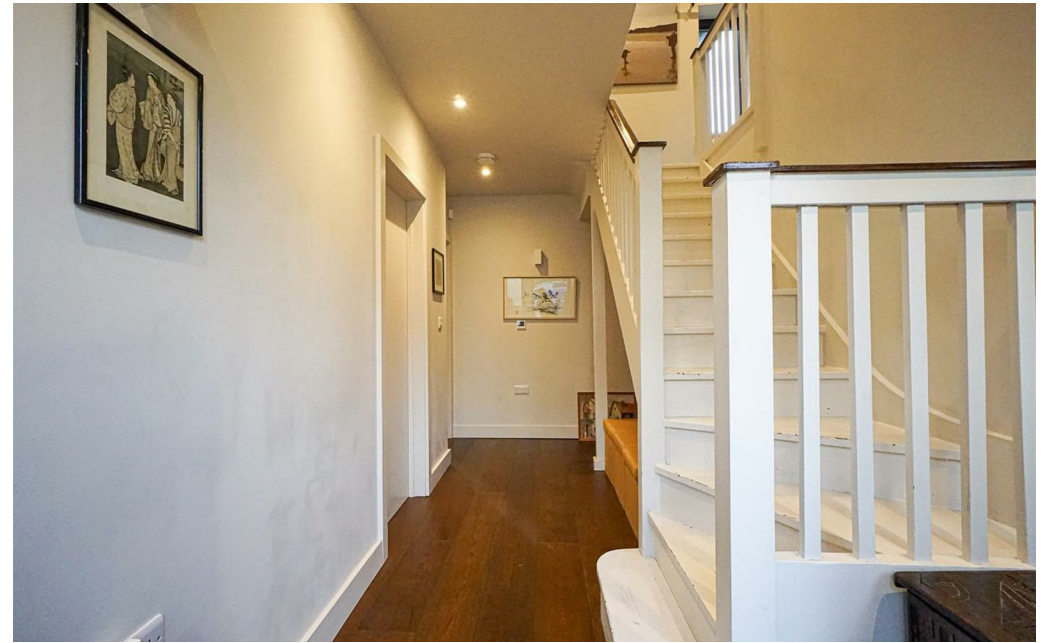
Driveway providing off road parking, steps down to pathway leading to front door, area of garden laid with patio and having planted borders.

REAR GARDEN

Large decked patio abutting the property with LED up lighting, wooden balustrade, wooden steps down to a relatively level section of lawn. The garden is well-planted and established with a variety of mature plants and shrubs, fenced boundaries, outside water tap, wall mounted up and down lighting, side access, shed/ potting shed.







This is a detailed floor plan of a 2-bedroom house. The layout includes a central entrance hall with a staircase leading to the upper floor. To the left of the hall is a large garage/utility room. To the right is a combined living room and bedroom area. Below the garage/utility room is a bathroom (WC) and a small lobby. The kitchen is located at the bottom center, adjacent to a dining room on the right. The plan also shows a front door, a back door, and a balcony area at the top right. A large red watermark '2020' is visible in the bottom right corner.

ENTRANCE HALL

LIVING ROOM /
BEDROOM

GARAGE / UTILITY

WC

LOBBY

KITCHEN

DINING ROOM

Floor plan of the first floor. The layout includes three bedrooms, a shower room, an ensuite, and a central landing. The bedrooms are located in the top left, top right, and bottom right. The shower room is on the left side, and the ensuite is at the bottom. The landing is in the center, featuring a staircase. A watermark 'E AGENTS' is visible on the left side.

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC 

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