



OAKFIELD



Reginald Road, Bexhill-On-Sea  
Offers Over £400,000

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## Reginald Road, Bexhill-On-Sea

This is a spacious and immaculately presented five bedroom Victorian terraced house, offering versatile accommodation, arranged over three floors. The property is situated in a popular location within walking distance of Bexhill town centre, local schools, Bexhill seafront and mainline railway station.

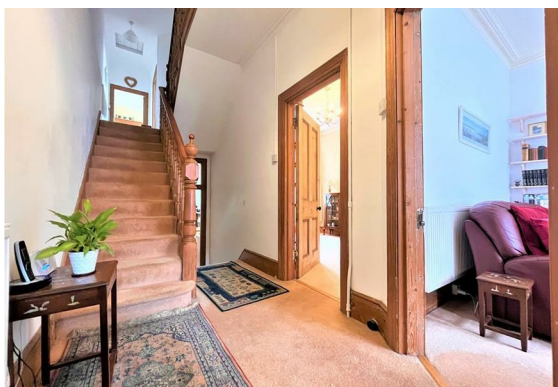
The ground floor comprises of an entrance lobby leading to a spacious hallway with a useful cupboard under the stairs. The hallway leads to a fantastic sized living room with bay fronted window and feature fireplace. There is also a separate dining room and a good sized kitchen/breakfast room. The kitchen benefits from matching wall and base units and space for appliances. Just off the kitchen is a downstairs WC and utility room with space and plumbing for a washing machine and tumble dryer.

To the first floor you will find three double bedrooms, all of which have feature fireplaces, giving the rooms plenty of character. There is also a family bathroom with an electric shower over the bath, wash hand basin and WC.

The second floor provides two further double bedrooms, both of which boast great space.

Outside, there is a private rear garden which is west facing. A patio area adjoins the property, with steps down to a lawn area and there is also a timber shed.

Viewing is highly recommended to see this property's full potential!







**Living Room**

13'0 x 12'11 (3.96m x 3.94m)

**Dining Room**

12'10 x 10'3 (3.91m x 3.12m)

**Kitchen/Breakfast Room**

22'3 x 9'8 (6.78m x 2.95m)

**Utility Room**

6'10 x 5'0 (2.08m x 1.52m)

**WC**

5'0 x 2'11 (1.52m x 0.89m)

**Bedroom**

17'2 x 13'1 (5.23m x 3.99m)

**Bedroom**

12'9 x 10'6 (3.89m x 3.20m)

**Bedroom**

12'4 x 10'0 (3.76m x 3.05m)

**Bathroom**

9'7 x 6'3 (2.92m x 1.91m)

**Bedroom**

17'2 x 13'0 (5.23m x 3.96m)

**Bedroom**

12'9 x 10'6 (3.89m x 3.20m)

**Council Tax Band - C**





## Floor Plan



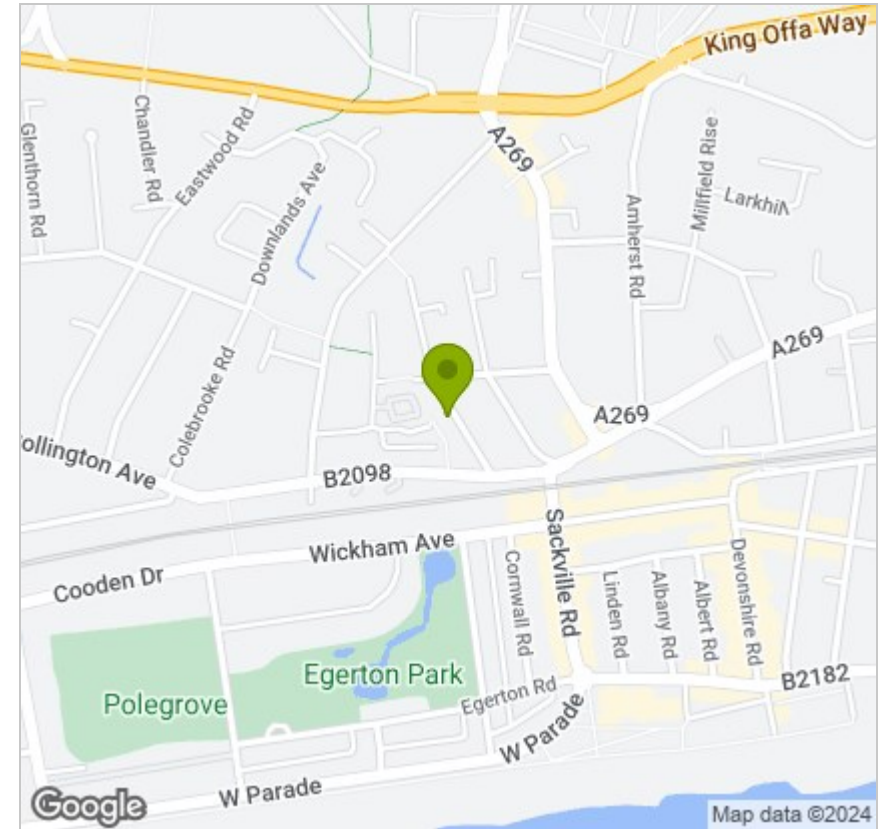
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

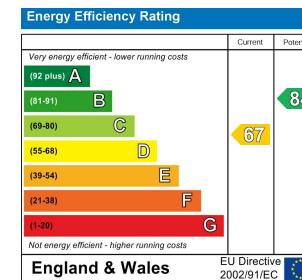
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## Area Map



## Energy Efficiency Graph



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