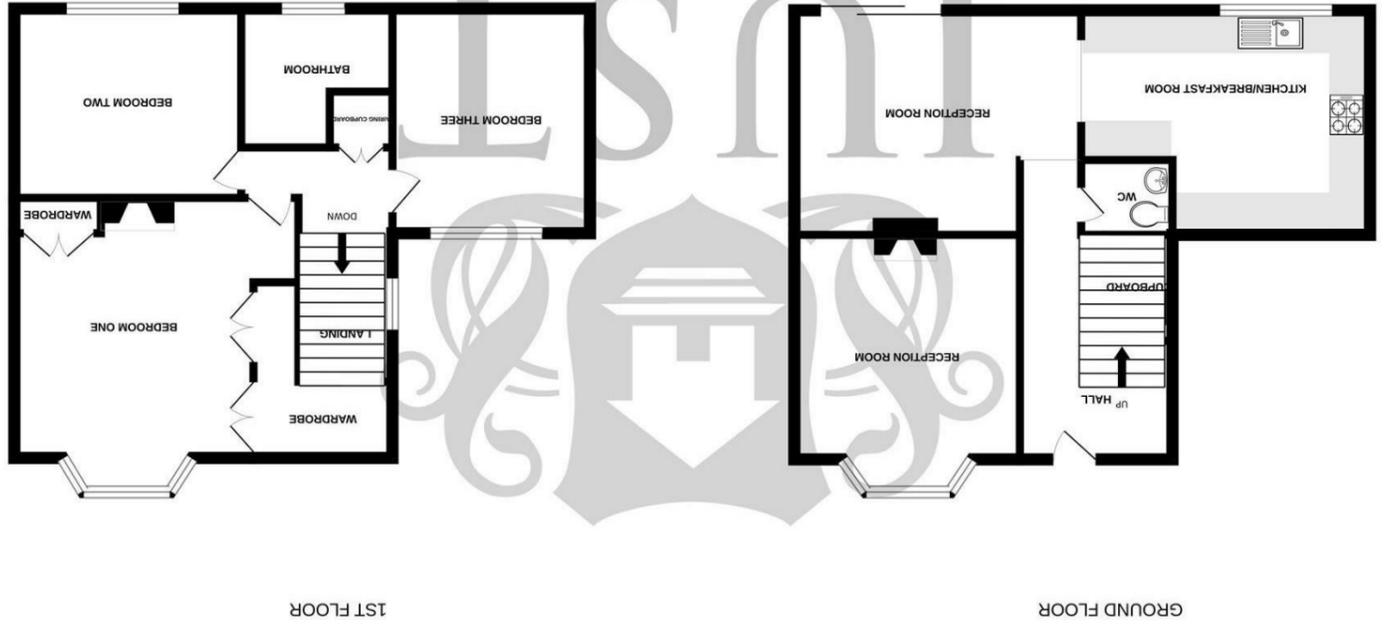


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any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

EU Directive 2002/91/EC

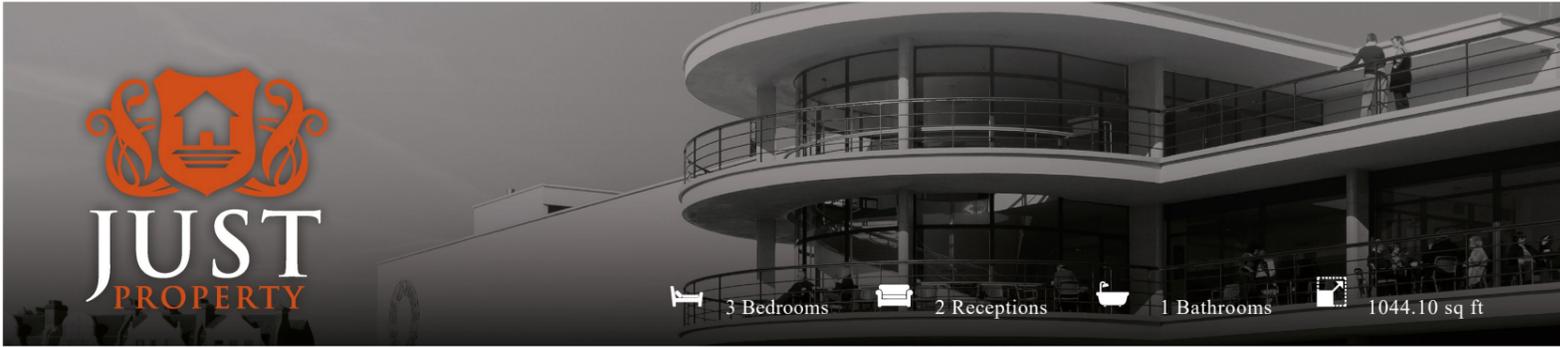
Current: 51  
Potential: 79



# FLOORPLANS

49 Barrack Road, Bexhill-On-Sea, TN40 2AZ

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1044.10 sq ft

Freehold  
£355,000

49 Barrack Road, Bexhill-On-Sea, TN40 2AZ





3 Bedrooms 2 Receptions 1 Bathrooms 1044.10 sq ft

## PROPERTY DETAILS

Located in the tranquil area of Barrack Road, Bexhill-on-Sea, this charming detached house offers the perfect blend of comfort and convenience. With three generously sized double bedrooms, the property is ideal for families or those seeking additional space.

The well-planned layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

Situated in a quiet location, the house ensures a peaceful living environment, while still being within easy reach of local shops and amenities - making everyday essentials easily accessible without the hustle and bustle of a busy street.

The property also benefits from a well-appointed bathroom, catering to the needs of modern living. The combination of spacious interiors and a serene setting makes this home a delightful retreat.

Whether you're looking to settle in a family-friendly neighbourhood or simply desire a comfortable space to call your own, this detached house on Barrack Road presents a wonderful opportunity not to be missed.

Experience the charm and convenience of this lovely home for yourself - call Just Property on 01424 444 100 to arrange a viewing.

Council Tax Band - D



## ROOM DIMENSIONS

Front Garden

Property Front Door

Entrance Hallway

Lounge  
13'1" x 10'9" (4.0 x 3.3)

Dining Room  
13'9" x 10'9" (4.2 x 3.3)

Kitchen  
13'9" x 10'9" (4.2 x 3.3)

Downstairs W.C

Stairs Up To First Floor

Bedroom  
13'9" x 12'5" (4.2 x 3.8)

Bedroom  
10'9" x 10'9" (3.3 x 3.3)

Bedroom  
11'1" x 8'2" (3.4 x 2.5)

Bathroom

Rear Garden

Viewing Considered Essential

## FEATURES

- Detached Family Home
- Two Reception Rooms & Downstairs W.C
- Sought After Location
- Three Double Bedrooms
- Short Walk from Bexhill Town Centre & Railway Station
- Large Corner Plot
- Close to Transport Links and Schools
- Free on Street Parking on the Road
- Call Just Property on 01424 444 100
- Viewing Via Appointment Only

