



26 St. Andrews Road, Bexhill-On-Sea, TN40 2BQ

£399,950

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26 St. Andrews Road

Bexhill-On-Sea, TN40 2BQ

- Beautifully presented and extended semi-detached house in quiet cul-de-sac
- Two reception rooms including a most pleasant lounge
- Useful utility room
- Garage and off-road parking for up to four cars
- Close to local shop, well-regarded primary school, and buses. One mile from town centre
- Three good size bedrooms
- Superb kitchen/family room with contemporary units, integrated appliances, wood burner and bi-fold doors
- Good size bathroom
- Gas central heating and uPVC double glazed windows and exterior doors
- Well worth internal inspection

Abbott & Abbott Estate Agents offer for sale this beautifully presented semi-detached house, situated in a quiet, tucked-away position at the end of a cul-de-sac off St Georges Road, just a few hundred yards from a well-regarded primary school, local shop and buses. Originally built in the 1930's, and extended to the rear and side in more recent years, the property provides excellent family-size accommodation which includes three good bedrooms, and two reception rooms including a most pleasant lounge with bay window and fireplace. A particular feature of the property is the superb kitchen/family room, with a most attractive range of contemporary units with integrated appliances, porcelain floor tiling and a family area with corner wood burner, large lantern window and bi-fold doors onto a raised deck and the rear garden. There is also a useful utility room, cloakroom and a good size bathroom. Outside, there is a garage, off-road parking for up to four cars and a private, west-facing rear garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is only a mile from the town centre and seafront and close to the Old Town.



Entrance Hall

Lounge 13'8 x 12'1 into bay (4.17m x 3.68m into bay)

West-Facing Dining Room 11' x 10'7 (3.35m x 3.23m)

Superb L-Shaped Kitchen/Family Room

21' max x 20' max (6.40m max x 6.10m max)

Utility Room

8' x 6' (2.44m x 1.83m)

Cloakroom

First Floor Landing

Bedroom One

12'7 x 11' 11 into bay (3.84m x 3.35m 3.35m into bay)

Bedroom Two

11'11 x 11'1 (3.63m x 3.38m)

Bedroom Three

7'7 x 6'11 (2.31m x 2.11m)

Spacious Bathroom

7'7 x 7'6 (2.31m x 2.29m)

Off-Road Parking



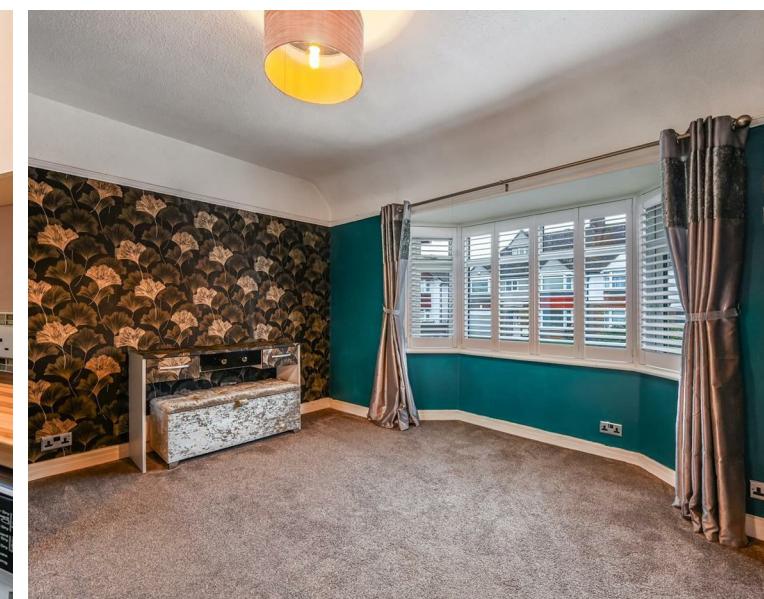
Garage

16'4 x 11'9 (4.98m x 3.58m)

Mature Gardens

Council Tax Band: C (Rother District Council)

EPC Rating: D

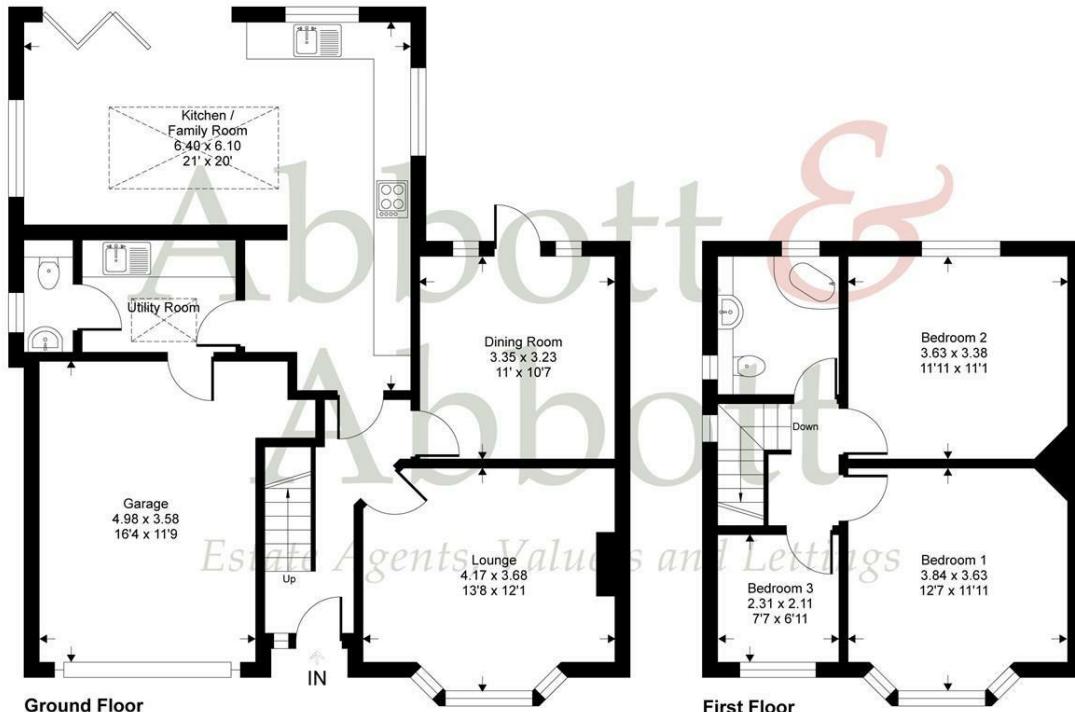




Floor Plans

St Andrews Road, TN40

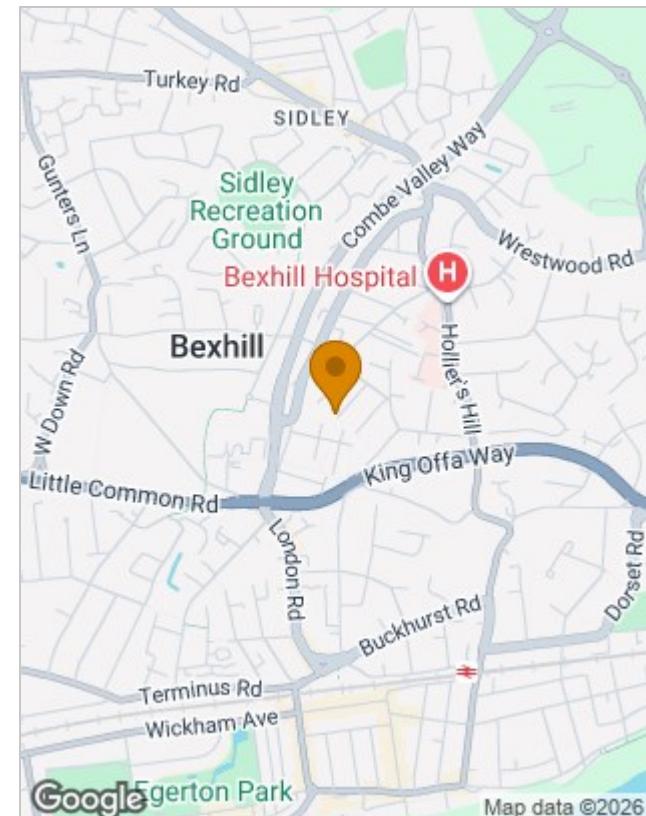
Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft
 Approximate Garage Internal Area = 18.7 sq m / 202 sq ft
 Approximate Total Internal Area = 127.3 sq m / 1371 sq ft



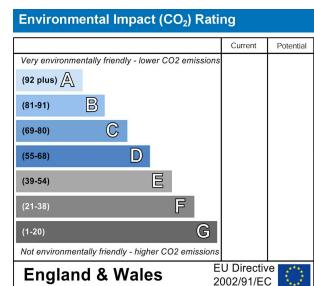
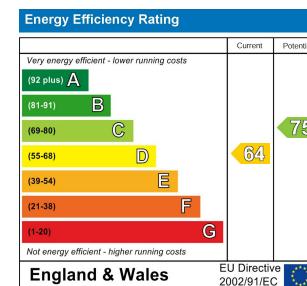
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.