



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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Reginald Road, TN39
Approximate Gross Internal Area = 167.6 sq m / 1805 sq ft

BURGESS & CO.
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81 Reginald Road, Bexhill-On-Sea, TN39 3PQ

£310,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this substantial mid-terraced period house, offering deceptively spacious accommodation with excellent potential to update and modernise throughout. This attractive property is ideally situated within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. The spacious accommodation is arranged over several floors and comprises an entrance hall, a living room, a dining room to the ground floor, steps lead down to a kitchen, a breakfast/sun room, a cloakroom and access to a cellar. To the half landing there is a double bedroom, to the first floor there are two double bedrooms and to the second floor there is a further bedroom as well as a family shower room. The property retains many original features and also benefits from double glazing, gas central heating, a cellar, and a low maintenance south-west facing rear garden. Viewing is highly recommended by vendors sole agents to truly appreciate all the charm and character this wonderful property has to offer.

Entrance Hall

With radiator, stairs up & down.

Living Room

12'9 x 12'2

With radiator, feature fireplace, exposed wooden flooring, double glazed window to the front.

Dining Room/Bedroom

12'7 x 10'0

With radiator, pedestal wash hand basin, exposed wooden flooring, double glazed window to the rear.

Lower Level

Stairs lead down to

Kitchen

13'11 x 10'0

Comprising base & drawer units, worksurfaces, inset sink unit, tiled splashbacks, Range style cooker, wall mounted boiler, door to Cellar, two double glazed windows to the side. Door to

Breakfast/Sun Room

10'0 x 9'0

With double glazed windows, double glazed door to the rear garden. Door to

Cloakroom

10'0 x 9'0

Comprising low level w.c, wash hand basin, double glazed frosted window.

Half Landing

Bedroom Three

13'6 x 10'0

With radiator, fitted cupboard, wash hand basin, double glazed window to the rear.

First Floor Landing

With radiator, stairs to Second Floor.

Bedroom One

16'1 x 13'0

With two radiators, fitted cupboards, exposed wooden flooring, double glazed bay window to the front.

Bedroom Two

12'10 x 9'11

With radiator, wash hand basin, exposed wooden flooring, fitted cupboard, double glazed window to the rear.

Second Floor

Bedroom Four

10'8 x 10'0

With radiator, wash hand basin, double glazed window to the rear.

Shower Room

6'0 x 5'7

Comprising shower cubicle, pedestal wash hand basin, low level w.c, radiator, two double glazed frosted windows to the side.

Cellar

Outside

To the rear there is a paved patio garden being enclosed by fencing & walling.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC