

HUNT FRAME

ESTATE AGENTS



366 Bexhill Road, St. Leonards-On-Sea, TN38 8AS

Price Guide £275,000

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Offered for sale CHAIN FREE a 1930s SEMI-DETACHED THREE BEDROOM house in need of updating but with plenty of scope to make a lovely family home. The property benefits from TWO RECEPTIONS, a GROUND FLOOR WC and KITCHEN with the bedrooms and a FAMILY BATHROOM to the first floor. Further features include gas central heating and an IMPRESSIVE 125ft GARDEN with views over playing fields plus outbuilding (TWO GARAGES) and DRIVEWAY PARKING for TWO CARS.

Conveniently located within this popular region of West St Leonards, Hastings and Bexhill with their range of local schooling facilities, Bulverhythe Playing Fields and the seafront.



ENTRANCE LOBBY

Further door to:

ENTRANCE HALL

Double glazed frosted window. Radiator.

CLOAKROOM

Window. Low level WC. Coving.

LOUNGE

15 x 12 (4.57m x 3.66m)
Double glazed bay window to the front.
Radiator. TV point. Coved ceiling.

DINING ROOM

11'5 x 9'10 (3.48m x 3.00m)
Double glazed French doors opening to the rear garden.

KITCHEN

12'1 x 9'8 (3.68m x 2.95m)
Double glazed window. Fitted in a range of eye and base level units and drawers with complementary work surface over. Tiled splashbacks. Inset single drainer sink with single bowl and drainer unit. Space and plumbing for washing machine and further appliance.

FIRST FLOOR LANDING

Double glazed windows. Access to loft space.

BEDROOM ONE

14'3 x 11'5 (4.34m x 3.48m)
Double glazed and secondary glazed windows. Built-in wardrobes. Radiator. Coved ceiling.

BEDROOM TWO

12 x 9'10 (3.66m x 3.00m)
Double glazed and secondary glazed window. Built-in wardrobes. Radiator. Telephone point. Coved ceiling.

BEDROOM THREE

8'2 x 7'7 (2.49m x 2.31m)
Double glazed and secondary glazed windows. Radiator. Coved ceiling.

BATHROOM

Frosted double glazed window. Fitted in suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level wc.

BASEMENT

Running the full length of the ground floor. Gas fired combination boiler.

REAR GARDEN

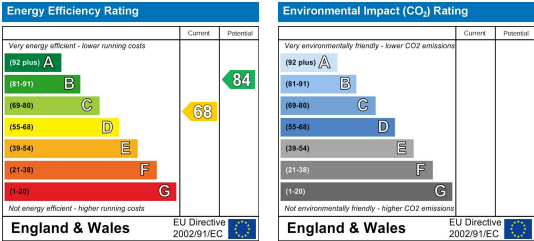
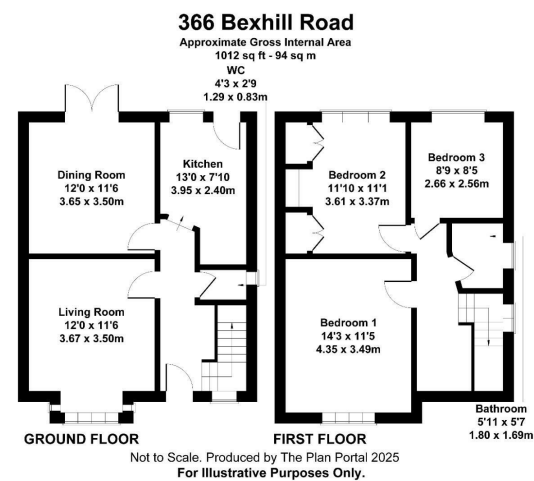
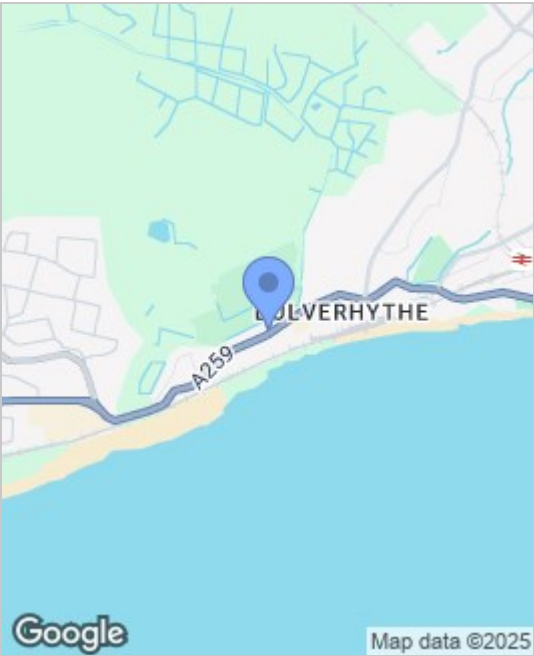
Being approximately 125' long laid to lawn with a paved terrace, views over adjoining fields and access to the two outbuildings (garages).

GARAGE

Two single garages with up and over doors. Personal door to garden. Power and light.

OFF ROAD PARKING

For up to two vehicles to the front of the property.



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