



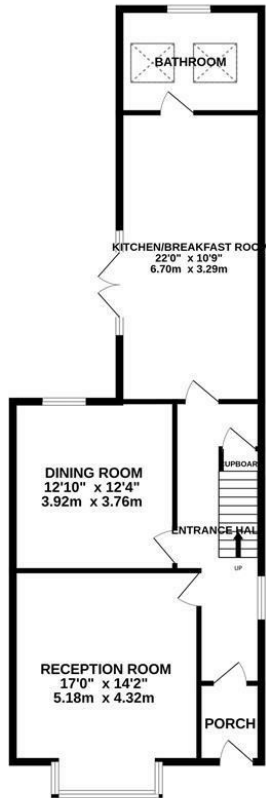
Bexhill Road, St. Leonards-On-Sea TN38 8BG

Offers in excess of £425,000

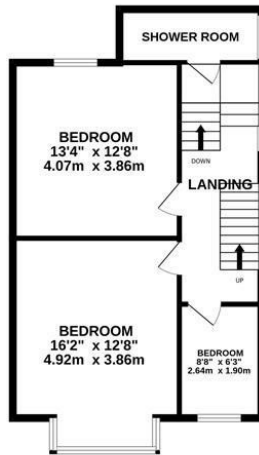


A well presented FIVE BEDROOM semi-detached house with OFF ROAD PARKING located in an enviable setting within WALKING DISTANCE TO THE BEACH nearby to local shops and eateries along with West St. Leonards mainline railway station with it's connections to London. Spanning THREE SPACIOUS STOREYS, the accommodation here enjoys GENEROUS PROPORTIONS with the ground floor arranged as a bright, BAY FRONTED LIVING ROOM which enjoys a WOOD BURNING STOVE and there is a SECOND RECEPTION ROOM offering plenty of space for a full dining table. The MODERN FITTED KITCHEN sits at the rear of the property benefitting from INTEGRATED APPLIANCES and with double doors leading out to the rear garden. There is also a LUXURY FAMILY BATHROOM on this floor enjoying UNDERFLOOR HEATING, a COPPER BATHTUB and walk-in shower enclosure. The five bedrooms span the two upper floors, four of which are GENEROUS DOUBLE ROOMS together with a shower room on the first floor. The enclosed rear garden is particular feature here, there is an area of decking providing the perfect spot to DINE AL-FRESCO followed by an EXPANSE OF LAWN while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles.

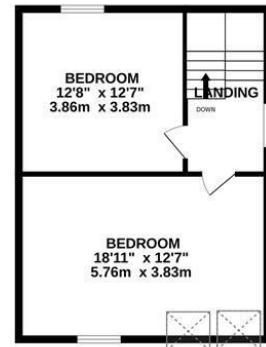
GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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