



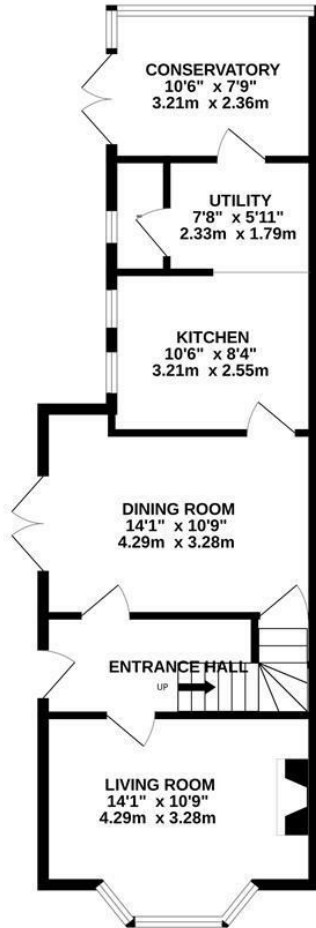
## Bulverhythe Road, St. Leonards-On-Sea TN38 8AD

Offers in excess of £375,000



An immaculate three bedroom, three reception room SEMI-DETACHED HOUSE with OFF ROAD PARKING located in an enviable St Leonards setting within WALKING DISTANCE TO THE BEACH, nearby to shops and West St. Leonards mainline railway station. The accommodation here has been finished to a HIGH STANDARD THROUGHOUT and is ideal for those seeking a turnkey style property with the ground floor arranged as a bright BAY FRONTED LIVING ROOM which is positioned at the front of the property fitted with a WOOD-BURNING STOVE while the second reception room sits at the rear, leading through to the MODERN FITTED KITCHEN. The kitchen provides ample storage and worktop space, there is also an adjoining utility area with a DOWNSTAIRS CLOAKROOM and a CONSERVATORY providing additional reception space and enjoying access to the rear garden. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS with a further third double bedroom together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. Externally the family friendly rear garden is MAINLY LAID TO LAWN with a large area of patio which provides the perfect spot to entertain or DINE AL-FRESCO while at the front of the property there is a DRIVEWAY featuring an ELECTRIC VEHICLE CHARGING POINT. Set in a CONVENIENT LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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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