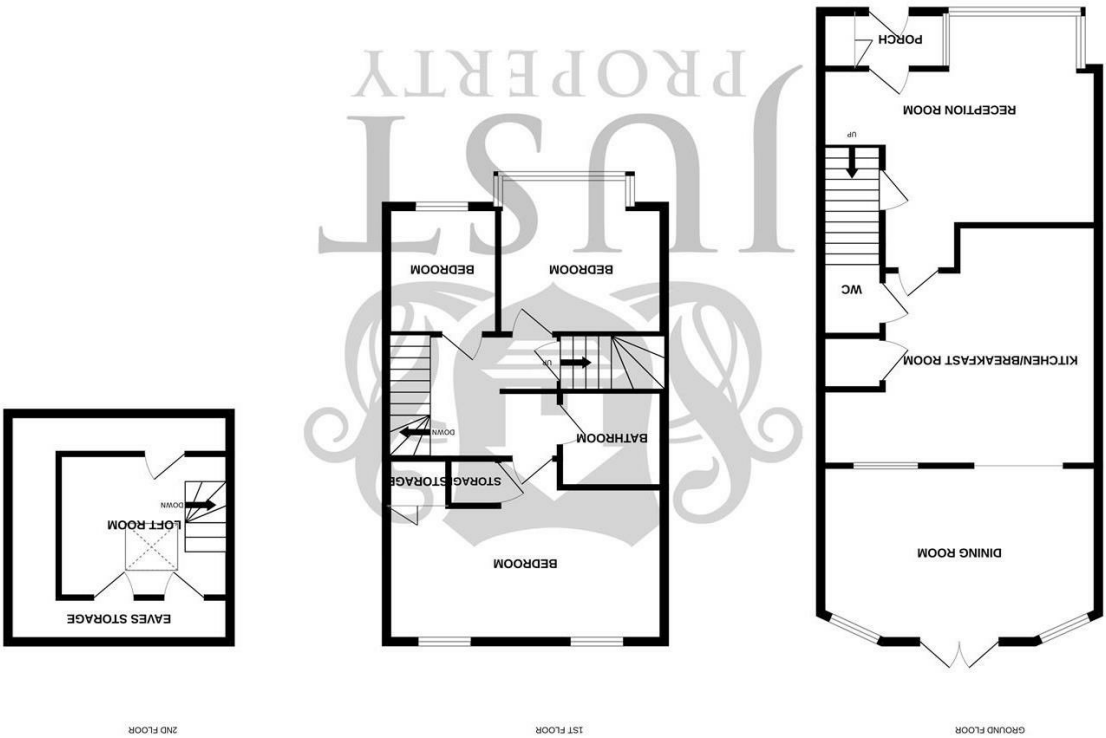


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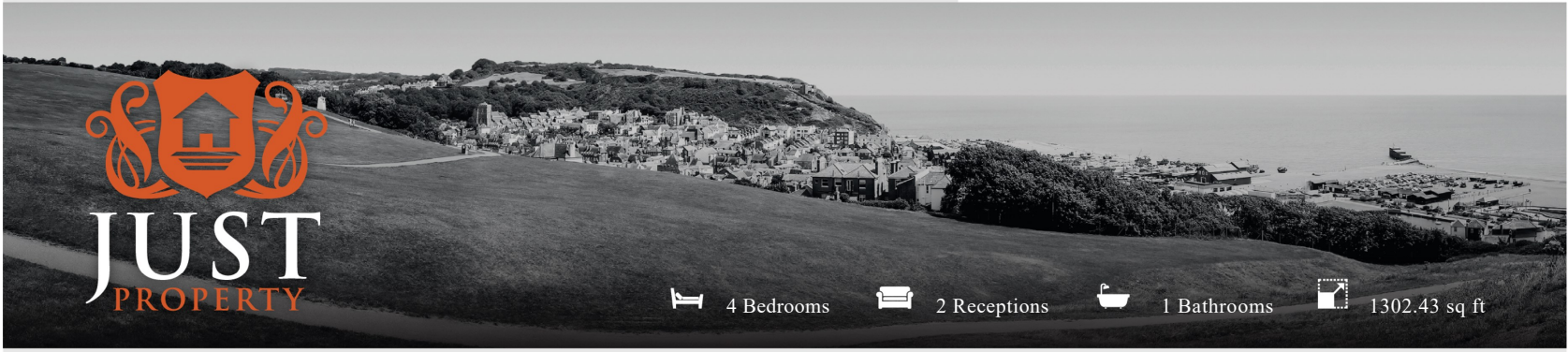
| England & Wales                             |                                                                                                        |                                                                                                        |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| EU Directive 2002/91/EC                     |                                                                                                        |                                                                                                        |
| Energy Efficiency Rating                    | Current                                                                                                | Potential                                                                                              |
|                                             | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>55</div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>77</div> |
| Very energy efficient - lower running costs |                                                                                                        |                                                                                                        |
| Not energy efficient - higher running costs |                                                                                                        |                                                                                                        |
| (92 plus) A                                 |                                                                                                        |                                                                                                        |
| (81-91) B                                   |                                                                                                        |                                                                                                        |
| (69-80) C                                   |                                                                                                        |                                                                                                        |
| (55-68) D                                   |                                                                                                        |                                                                                                        |
| (39-54) E                                   |                                                                                                        |                                                                                                        |
| (21-38) F                                   |                                                                                                        |                                                                                                        |
| (1-20) G                                    |                                                                                                        |                                                                                                        |



485 Bexhill Road, St. Leonards-On-Sea, TN38 8AT

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 2 Receptions 1 Bathrooms 1302.43 sq ft

485 Bexhill Road, St. Leonards-On-Sea, TN38 8AT

Freehold

£379,950





Freehold

£379,950



4 Bedrooms

2 Receptions

1 Bathrooms

1302.43 sq ft

## PROPERTY DETAILS

This beautifully renovated four-bedroom semi-detached property on Bexhill Road in St. Leonards offers a stylish and spacious family home, combining contemporary features with characterful details. The property has been thoughtfully and tastefully renovated to the highest standards, creating a modern living space throughout while retaining original charm.

On the ground floor, you'll find a generous and bright bay-fronted living room, where large windows allow plenty of natural light to flood the space. The highlight of the home is the stunning dining room & kitchen, offering a perfect space for family meals or entertaining guests. With its views over the garden, it provides a seamless connection to the outdoors. The sleek, fully equipped kitchen offers ample storage and modern appliances.

Upstairs, the large principal bedroom is a true retreat. It is spacious, with built-in storage, offering a perfect balance of style and practicality. There are two additional well-sized bedrooms, which provide flexibility for family use, a home office, or guest rooms. The family bathroom has been well-designed to cater to family needs, offering both functionality and comfort.

The property also features a loft room, providing a versatile space that can be used as an extra bedroom, playroom, or home office and features plentiful eaves storage. Additionally, the cellar offers valuable extra storage or potential for further development. Outside, a decking area provides the perfect spot for relaxing or dining al-fresco, and it leads down to the large garden which enjoys sun throughout the day.

Further benefits include UPVC Double Glazing, Gas Central Heating, rear access & exceptional sea views.

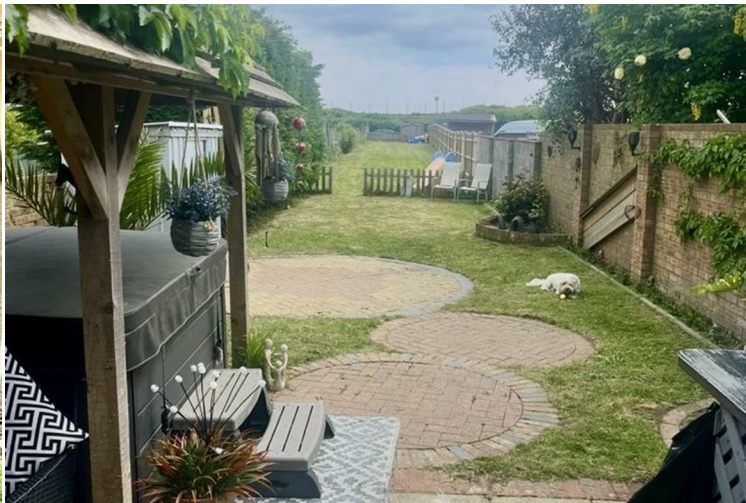
Located in a desirable area of St. Leonards, this exceptional home benefits from easy access to local amenities, schools, and transport links. The combination of high-end finishes, spacious living, and outdoor space makes this property not one to be missed

## ROOM DIMENSIONS

|                                     |                               |
|-------------------------------------|-------------------------------|
| Front Door                          | Storage                       |
| Entrance Porch                      | Storage                       |
| Storage                             | Bathroom                      |
| Reception Room                      | 7'8" x 5'4" (2.34m x 1.65m)   |
| 16'7" x 15'1" (5.07m x 4.61m)       | Bedroom                       |
| Understair Storage/Access To Cellar | 9'3" x 7'11" (2.82m x 2.42m)  |
| Kitchen/Breakfast Room              | Bedroom                       |
| 17'2" x 16'2" (5.25m x 4.93m)       | 9'10" x 8'11" (3.02m x 2.74m) |
| WC                                  | Stairs To Loft Room           |
| Storage                             | Loft Room/Bedroom             |
| Dining Room                         | 11'4" x 10'6" (3.46m x 3.22m) |
| 14'2" x 12'5" (4.34m x 3.79m)       | Eaves Storage                 |
| Stairs To First Floor               | Off-Road Parking              |
| First Floor Landing                 | Large Rear Garden             |
| Bedroom                             | Cellar                        |
| 11'6" x 15'8" (3.51m x 4.78m)       |                               |

## FEATURES

- Meticulous Renovation
- Large Rear Garden with Sea Views
- Off-Road Parking
- Semi-Detached House
- Loft Room
- Four Bedrooms
- Cellar
- UPVC Double Glazing
- Gas Central Heating
- Close to Local Amenities & Transport Links



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.