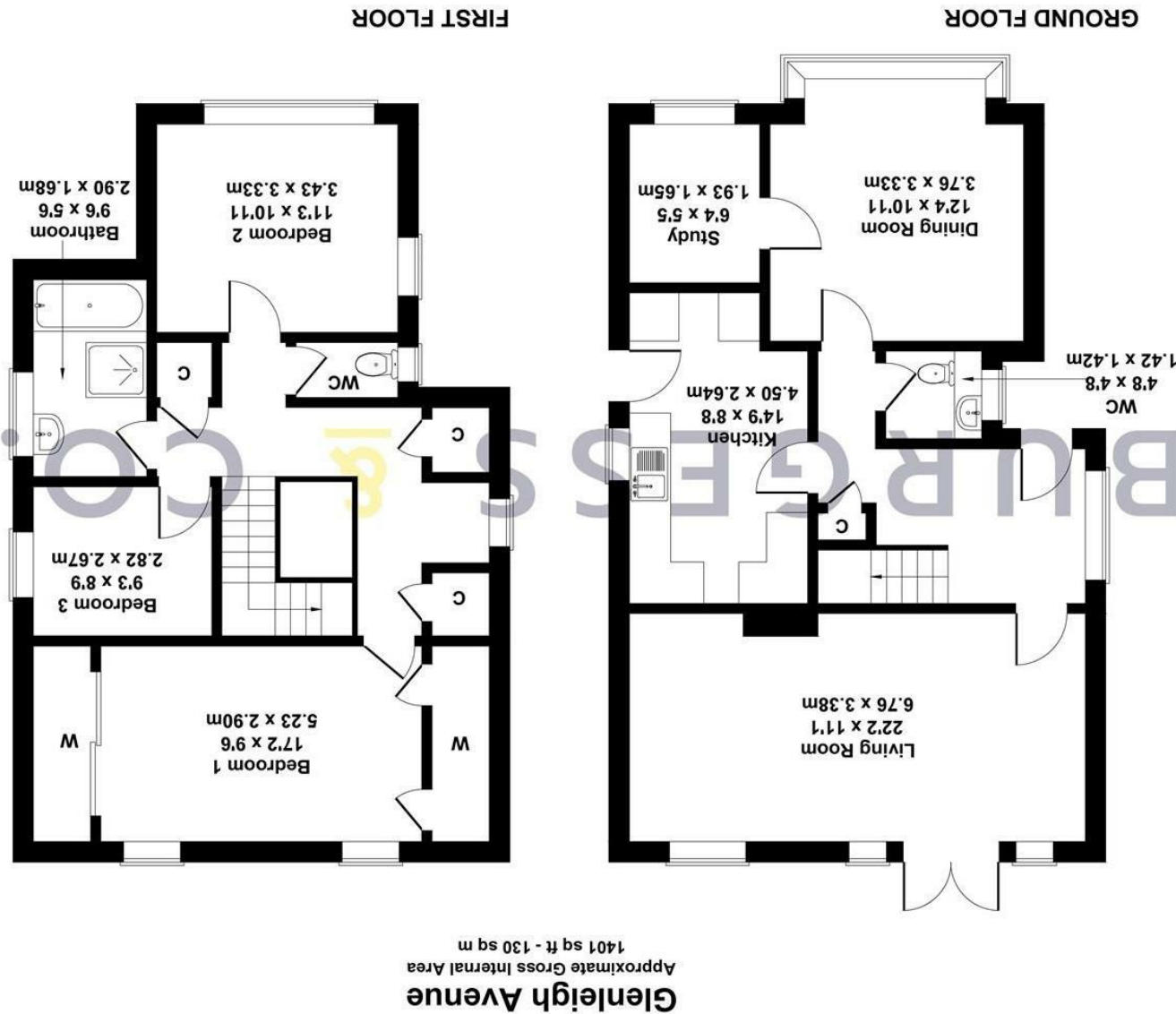




Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



BURGESS & CO.  
01424 222255

29a Glenleigh Avenue, Bexhill-On-Sea, TN39 4EG

£550,000 Freehold





Burgess & Co are delighted to bring to the market this superb detached family home, occupying an impressive plot with stunning south facing views over Bexhill towards the English Channel. Located on an attractive tree lined residential street being within easy reach of popular schools, Bexhill Downs as well as the amenities of Bexhill Town Centre including mainline railway station. This excellent property comprises an entrance hall, a spacious living room with doors out to the garden, a modern fitted kitchen, a downstairs cloakroom/w.c, a dining room and a small study. To the first floor there are three good sized bedrooms, a family bathroom and a separate w.c. Further benefits include gas central heating, double glazing, a wood burner to the living room and a good standard of decoration throughout. To the outside there is a driveway providing off road parking, a front garden, and to the rear there is an outstanding garden being mainly laid to lawn, enjoying elevated panoramic views towards the sea. Viewing is highly recommended by vendors sole agents.

Entrance Hall

With radiator, understairs storage cupboard, solid oak flooring, stairs to first floor, double glazed window to the side.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin & waterfall tap, tiled floor, double glazed frosted window to the side.

Living Room

22'2 x 11'1  
With two radiators, solid oak flooring, log burner, double glazed window to the rear, double glazed patio doors to the rear enjoying distant sea views.

Dining Room

12'4 x 10'11  
With radiator, double glazed bay window to the front.

Study

6'4 x 5'5  
With radiator, double glazed window to the front.

Kitchen

14'9 x 8'8  
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, integrated washing machine, integrated dishwasher, integrated wine cooler, space for Range Master cooker, Smeg extractor hood over, space for American style fridge/freezer, tiled floor, double glazed window & door to the side.

First Floor Landing

With radiator, loft hatch with ladder, cupboard housing Ideal boiler,

airing cupboard, storage cupboard, double glazed window to the side.

Bedroom One

17'2 x 9'6  
With two radiators, range of fitted wardrobes, storage cupboard, two double glazed windows to the rear enjoying sea views.

Bedroom Two

11'3 x 10'11  
With radiator, double glazed window to the front & side.

Bedroom Three

9'3 x 8'9  
With radiator, double glazed window to the side.

Bathroom

9'6 x 5'6  
Comprising bath with shower attachment, shower cubicle with Aqualisa electric shower, vanity unit with inset wash hand basin with mixer tap, heated towel rail, partly tiled walls, radiator, tiled floor, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c, double glazed frosted window to the side.

Outside

To the front there is a driveway providing off road parking for several vehicles, an area of lawn with mature hedges and access to both sides. To the rear there is a patio area, an area of lawn, woodchip areas, summer house, mature plants & hedges.

NB

Council tax band: D

