



Not to Scale. Produced by The Plan Portal 2024
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Bexhill Road
Approximate Gross Internal Area
1485 sq ft - 138 sq m

BURGESS & CO.
01424 222255

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

Offers In Excess Of
£350,000 Freehold



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Burgess & Co are delighted to bring to the market this CHAIN FREE bright and spacious extended semi-detached house. Ideally located being less than a mile from Ravenside Retail Park with its shopping facilities, leisure centre and access to Glynne Gap beach. Bexhill Town Centre is under 2.5 miles with further shops, restaurants and mainline railway station. The accommodation is arranged to provide an entrance hall, a living room, a reception room/bedroom four, a dining room, a modern kitchen, a utility room and a cloakroom to the ground floor. To the first floor there is an 18'6 bedroom one with dressing area & en-suite bathroom, two further double bedrooms one with access to a balcony and there is a family bathroom. The property benefits from gas central heating, double glazing, off road parking and a large enclosed rear garden. Viewing is essential to fully appreciate the accommodation on offer.

Entrance Vestibule

With tiled floor, door to

Entrance Hall

With radiator, tiled floor.

Reception Room/Bedroom Four

13'7 x 12'7

With radiator, inset spotlights, double glazed window to the front.

Living Room

18'9 x 11'5

With radiator, inset spotlights, double glazed window to the front.

Door to

Kitchen

17'5 x 10'6

Comprising matching range of wall & base units, worksurfaces, inset twin sink unit, tiled splashback, inset gas hob with extractor hood over, fitted oven under, breakfast bar area, tiled floor, opening to Conservatory, double doors to

Dining Room

15'4 x 7'2

With radiator, tiled floor, inset spotlights, double glazed windows, double glazed sliding door to the rear. Door to

Utility Room

8'8 x 7'2

Comprising matching wall & base units, worksurface, wall mounted Alpha combi boiler, appliance space, radiator, tiled floor, double glazed window to the rear, door to

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin, radiator, double glazed frosted window to the rear.

First Floor Landing

With inset spotlights, access to loft via ladder, double glazed window to the front.

Bedroom One

18'6 x 11'5

With radiator, inset spotlights, double glazed window to the front, dressing area with double glazed frosted window to the rear. Door to

En-suite Bathroom

Comprising bath with shower over, low level w.c, vanity unit with inset wash hand basin, inset spotlights, tiled walls, double glazed frosted window to the rear.

Bedroom Two

15'9 x 11'0

With radiator, double glazed bay window to the front.

Bedroom Three

12'8 x 11'1

With radiator, double glazed door to Balcony

Balcony

Being decked with views over the garden & adjoining fields.

Family Bathroom

Comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c, inset spotlights, tiled walls & floor, heated towel radiator, double glazed window to the rear.

Outside

To the front there is a driveway providing allocated parking for three/four vehicles. To the rear steps lead down to large patio area leading to a level area of garden which is currently overgrown garden, mature shrubs & trees, a garden shed and is fence enclosed.

NB

Council tax band: C

