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BURGESS & CO.
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235 Bexhill Road, St. Leonards-On-Sea, TN38 8BH

Offers In Excess Of
£299,950 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious, charming semi-detached house, ideally located being less than 1.5 miles from Ravenside Retail Park with its shopping facilities, leisure centre and access to Glyne Gap beach. Bexhill Town Centre is under 2.5 miles with further shops, restaurants, mainline railway station, and St Leonards is under 2 miles away with the popular Kings Road with its array of unique and individual shops. The accommodation is arranged to provide to the ground floor an entrance hall, a 28'4 ft through living room/dining room, a 22'6 ft fitted kitchen/breakfast room with access to the garage and to the first floor there are three double bedrooms, a family bathroom and a separate w.c. The property benefits from gas central heating, double glazing, off road parking leading to a garage, and a particular feature is the large enclosed SOUTH FACING rear garden with garden room. Viewing is considered essential to fully appreciate all this property has to offer.

Entrance Hall

With radiator, storage cupboard, stairs to First Floor.

Living/Dining Room

28'4 x 12'1

With three radiators, feature electric fire, double glazed bay window to the front, double glazed window to the side & rear.

Kitchen/Breakfast Room

22'6 x 11'2

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashbacks, space for Range Master cooker with extractor hood over, integrated dishwasher, space for washing machine & fridge/freezer, space for table & chairs, storage cupboard, radiator, double glazed window to the side, two double glazed windows to the rear, personal door to Garage.

First Floor Landing

With built-in cupboards, loft hatch.

Bedroom One

12'8 x 10'4

With radiator, built-in cupboard, double glazed window to the front.

Bedroom Two

12'2 x 10'3

With radiator, double glazed window to the side & rear.

Bedroom Three

10'2 x 10'2

With radiator, two storage cupboards, double glazed window to the rear.

Bathroom

9'0 x 5'3

Comprising bath with shower over, vanity unit with inset wash hand basin, heated towel radiator, mirrored storage cupboard, tiled walls & floor, double glazed frosted window to the front.

Separate W.C

Comprising low level w.c, tiled walls & floor, double glazed frosted window to the side.

Garage

18'3 x 11'4

With electric roller door, double glazed window, door to the rear.

Outside

To the front there is an area of garden, gate & pathway, a driveway providing off road parking leading to a garage. To the rear there is a south facing garden with steps leading down to a patio area, an area of level lawn, pathways, flowerbeds housing mature plants & shrubs, being enclosed by fencing with rear gate.

Garden Room

With double glazed window to the side & rear, double glazed door to the rear.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC