



Bexhill Road, St. Leonards-On-Sea TN38 8AX



welcome to

Bexhill Road, St. Leonards-On-Sea

The property is accessed via private front door into entrance following into lounge, modern kitchen and conservatory. The first floor offers two bedrooms and bathroom whilst the outside offers enclosed rear garden and off road parking to the front of the property.



Entrance Hall

Access via private front door into entrance hall, radiator, understairs storage cupboard and laminate flooring.

Lounge

11' 2" x 11' 7" (3.40m x 3.53m)

Double glazed window to front aspect, radiator, carpet, understairs storage and fireplace.

Kitchen

7' 10" x 14' 4" (2.39m x 4.37m)

Two double glazed windows to rear aspect, matching wall and base units with one bowl sink and drainer unit, laminate worktop, tiled splashback, freestanding dishwasher, oven and washing machine, radiator, tiled flooring and door to conservatory.

Conservatory

9' 9" x 9' (2.97m x 2.74m)

Double glazed windows to all aspects, radiator and tiled flooring.

First Floor Landing

Staircase rising to first floor landing, double glazed window to side aspect, and large storage cupboard.

Bedroom One

12' max x 14' 4" max (3.66m max x 4.37m max)

Double glazed window to front aspect, radiator and carpet.

Bedroom Two

6' 11" x 7' 10" (2.11m x 2.39m)

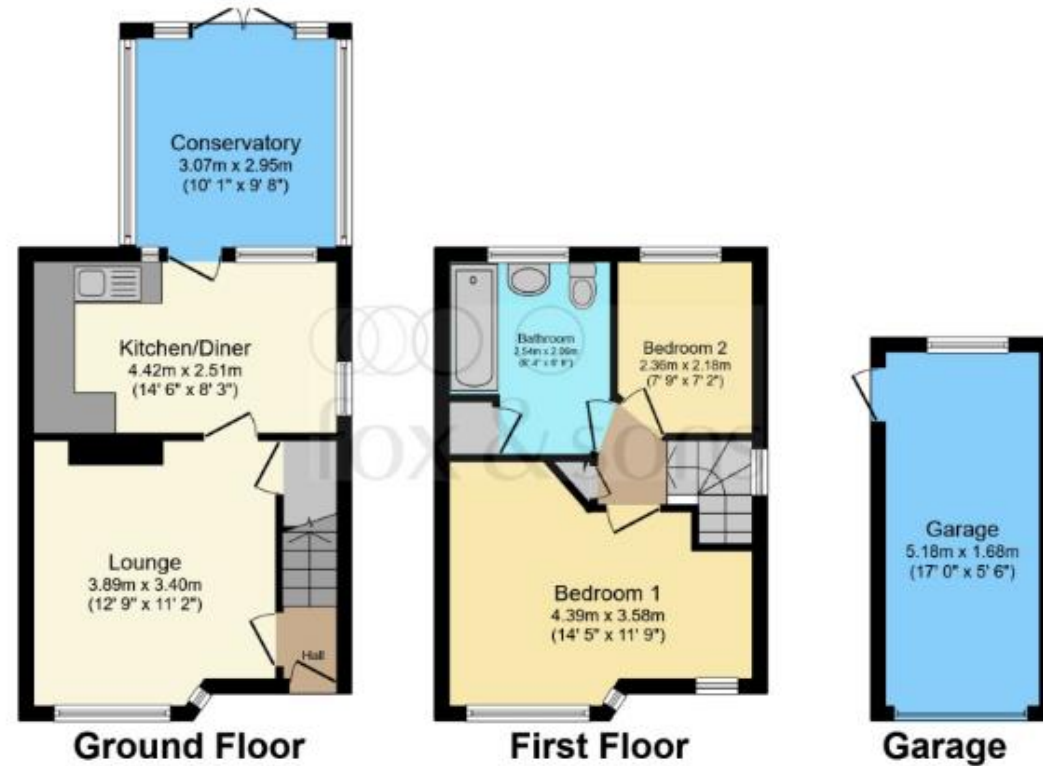
Double glazed window to rear aspect with sea views, radiator and carpet.

Bathroom

P shaped panelled bath with shower attachment, wc, pedestal wash hand basin, partly tiled walls, boiler cupboard, towel rail and tiled flooring.

Rear Garden

Lawn section with shed, patio and fenced boundaries.



Total floor area 77.1 m² (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



view this property online fox-and-sons.co.uk/Property/HAS121250



welcome to

Bexhill Road, St. Leonards-On-Sea

- End-terraced House
- Two Bedrooms
- Lounge
- Modern Kitchen
- Off Road Parking

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS121250



Property Ref:
HAS121250 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk