



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



**welcome to**

**Bexhill Road, St. Leonards-On-Sea**

The property boasts great size bedrooms, two reception rooms a large kitchen diner and separate utility room. This would be any ideal purchase for anybody looking for a ready to go home with plenty of space!



### Entrance Hall

Access via private front door into entrance hall with radiator, understairs storage and doors off to

### Cloakroom

Double glazed window to rear aspect, radiator, wc, and vanity wash hand basin.

### Lounge

11' 3" x 18' 8" ( 3.43m x 5.69m )

Double glazed window to front aspect, radiator and carpet.

### Dining Room

15' 1" x 7' ( 4.60m x 2.13m )

Double glazed window to rear aspect, radiator, tiled flooring and sliding patio doors to rear aspect.

### Kitchen

16' 8" x 10' 8" ( 5.08m x 3.25m )

Matching wall and base units with wrap around worktop, two bowl sink and drainer unit, gas hob with cooker hood over, oven, tiled splashbacks and tiled flooring.

### Utility Room

8' 6" x 7' 1" ( 2.59m x 2.16m )

Double glaze window to rear aspect, radiator, base units, fuse board and boiler.

### Bedroom Four

10' 4" x 15' 7" ( 3.15m x 4.75m )

Double glazed window to front aspect, radiator and carpet.

### First Floor Landing

Staircase rising to first floor landing, double glazed window to front aspect and carpet with doors off to

### Bedroom One

18' 4" x 11' 2" ( 5.59m x 3.40m )

Double glazed window to front aspect, radiator and carpet.

### En Suite

Double glazed window to rear aspect, radiator, partly tiled walls, vanity wash hand basin, wc, panelled bath with shower attachment and tiled flooring.

### Bedroom Two

16' x 12' 6" ( 4.88m x 3.81m )

Double glazed bay window to front aspect, radiator and carpet.

### Bedroom Three

10' 9" x 10' 11" ( 3.28m x 3.33m )

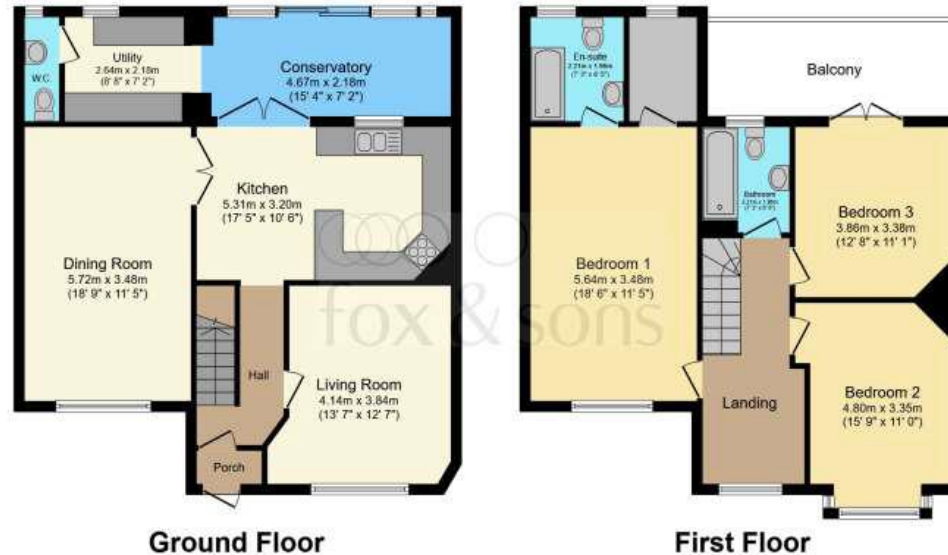
Rear aspect patio door leading out to balcony over looking the rear garden, radiator and carpet.

### Bathroom

Panelled bath with shower attachment, radiator, wc, vanity wash hand basin, tiled flooring, partly tiled walls and double glazed window to rear aspect.

### Rear Garden

extensive rear garden with patio seating area and lawn with fenced boundaries.



Total floor area 149.0 m<sup>2</sup> (1,604 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](http://www.localagent.com)



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## Bexhill Road, St. Leonards-On-Sea

- Detached House
- Four Bedrooms
- Lounge & Dining Room
- En Suite to Master Bedroom
- Family Bathroom

Tenure: Freehold EPC Rating: D

guide price

**£415,000**



Please note the marker reflects the postcode not the actual property

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**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



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



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