



## 28 Glenleigh Avenue

Bexhill-On-Sea, TN39 4EQ

- SEMI DETATCHED HOUSE
- FAVOURED GLENLEIGH AREA
- GAS FIRED CENTRAL HEATING
- RE FITTED KITCHEN

- 1930'S PERIOD HOME
- NO CHAIN
- DOUBLE GLAZED WINDOWS
- RE FITTED BATHROOM

Abbott and Abbott are delighted to offer to the market this 1930s offers a perfect blend of period character and modern convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

One of the standout features of this property is the absence of a chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

This 1930s house on Glenleigh Avenue presents a wonderful opportunity to acquire a charming family home in a sought-after area. With its blend of period charm and modern updates, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.





£425,000



**ENTRANCE HALL** 

KITCHEN/DINER

LIVING ROOM

Stairs to first floor landing

**BEDROOM 1** 

**BEDROOM 2** 

**BEDROOM 3** 

**BATHROOM** 











### Floor Plans Location Map

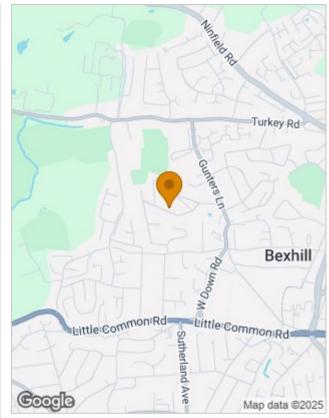
# Glenleigh Avenue, TN39 Approximate Gross Internal Area = 98.1 sq m / 1057 sq ft Approximate Garage Internal Area = 17.5 sq m / 189 sq ft Approximate Total Internal Area = 115.6 sg m / 1246 sg ft 30.11 98'7 Garage 6.92 x 2.55 22'8 x 8'4 3.64 x 3.28 12' x 10'9 Dining Room 6.61 x 3.32 Living Room 6.52 x 3.63 21'5 x 11'10 Bedroom 1 3.64 x 3.56 First Floor **Ground Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

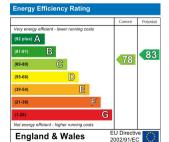
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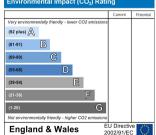
#### **Viewing**

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.



### **Energy Performance Graph**





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.