



Glenleigh Park Road  
Bexhill-On-Sea, TN39 4EH

Offers in excess of £450,000 Freehold

Wyatt  
Hughes

## GLENLEIGH PARK ROAD, BEXHILL-ON-SEA, TN39 4EH

OFFERS IN EXCESS OF £450,000 £450,000 FREEHOLD

Situated on the highly sought-after Glenleigh Park Road in Bexhill-On-Sea, this charming 1930s semi-detached house offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The house boasts a private front and rear garden, providing a tranquil outdoor space for relaxation and entertaining. The block-paved driveway leads to a single garage, ensuring ample parking and storage. An extension at the rear has created a spacious dining area, ideal for family meals and gatherings. The ground floor also features a convenient wet room, enhancing the practicality of the home.

The kitchen is well-equipped and flows seamlessly into two separate reception rooms, offering flexibility for various living arrangements. Upstairs, you will find the main family bathroom, alongside an eaved study space or walk-in store room, perfect for those who work from home or require additional storage.

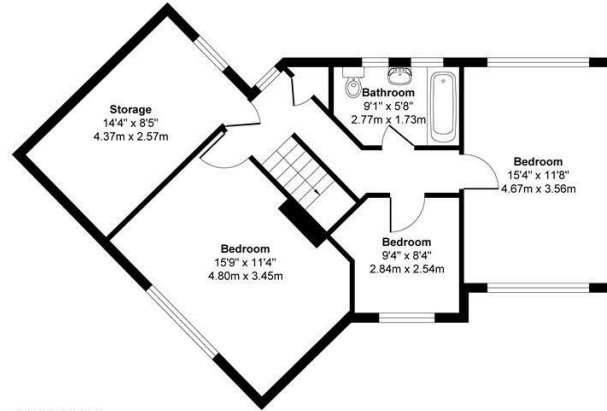
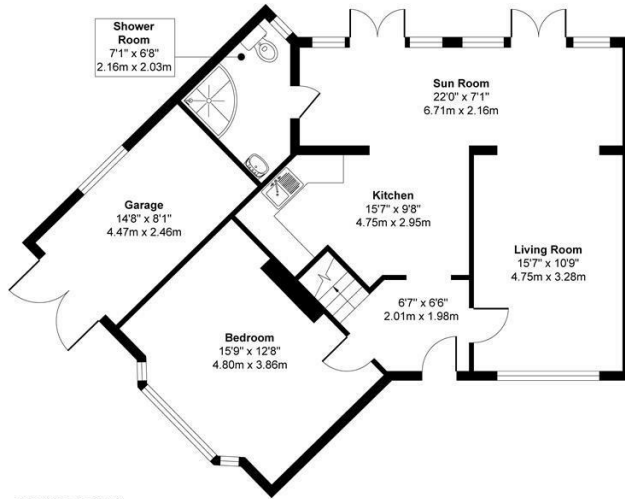
The garden is thoughtfully designed with a decking area, perfect for enjoying sunny days, and side access adds to the convenience. The property is well-presented throughout, making it ready for you to move in and make it your own.

Location is key, and this home is just a short walk from the town centre, with easy access to bus routes and nearby schools, making it an ideal choice for families and commuters alike. This attractive property truly offers a wonderful opportunity to enjoy comfortable living in a desirable area.

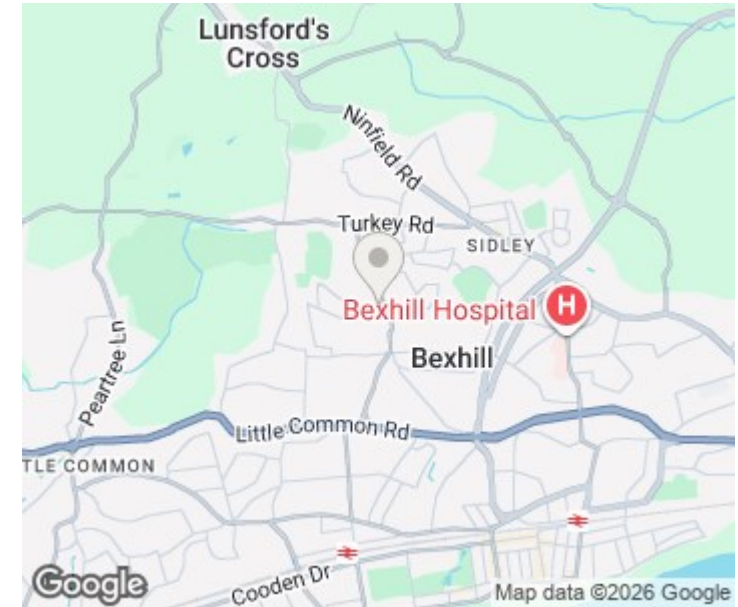
- EPC RATING D • TAX BAND D • THREE BEDROOM EXTENDED SEMI DETACHED HOUSE • PRIVATE FRONT AND REAR GARDENS • THREE RECEPTION ROOMS • SINGLE GARAGE AND DRIVEWAY • SOUGHT AFTER LOCATION • 1617 SQ FT



**Glenleigh Park Road**  
 Approximate Gross Internal Floor Area  
 1617 sq. ft / 150.22 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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