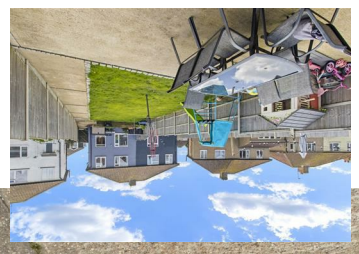
archer
& PARTNERS



- 3D Virtual Tour
- Ideal First Time Buy
- Permission Granted To Extend
- Incredible Garden Room
- Large Garden
- Driveway For Two
- Kitche-Diner
- Gas Central Heating
- Bus Route
- Walkable To Seafront/Ravenside Retail Park

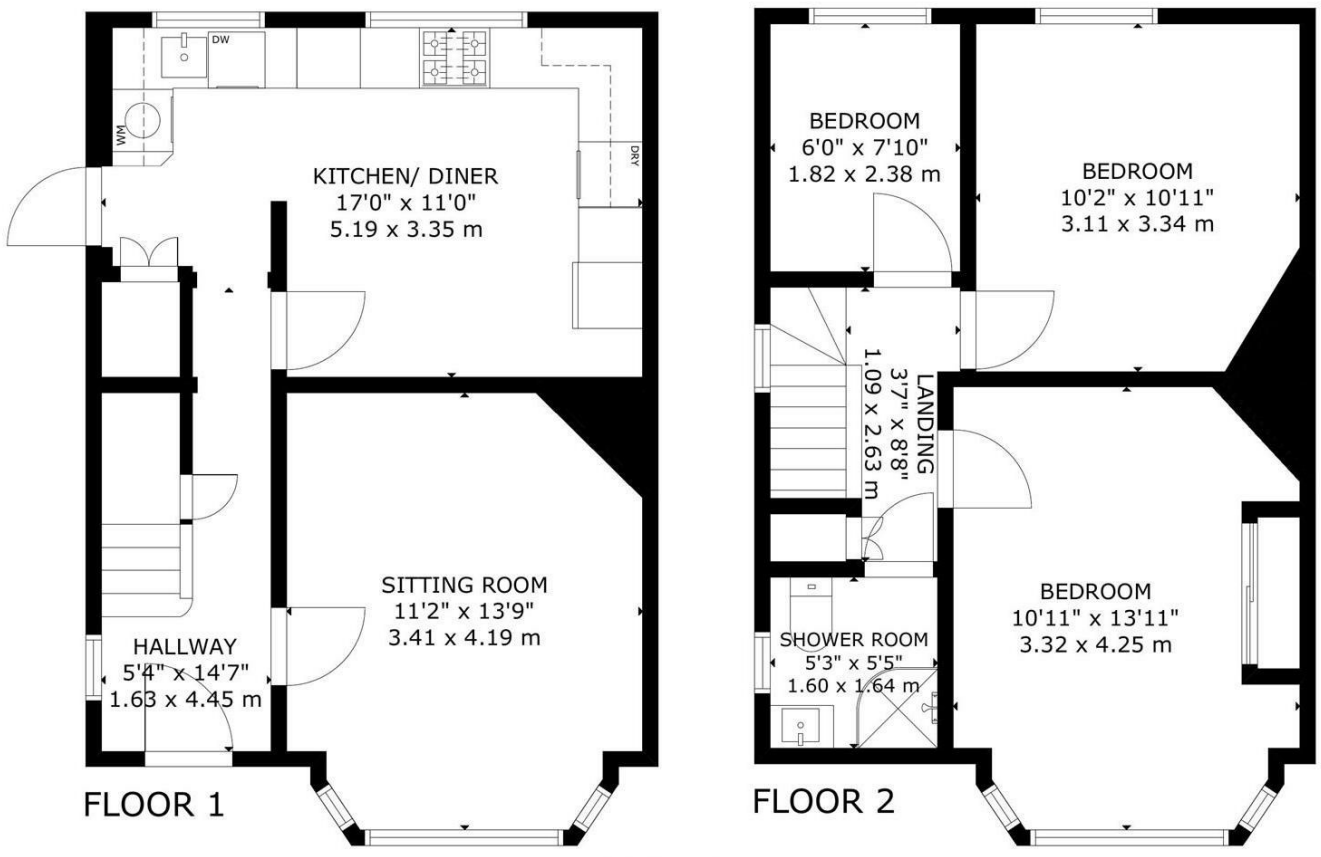
Freehold

£300,000

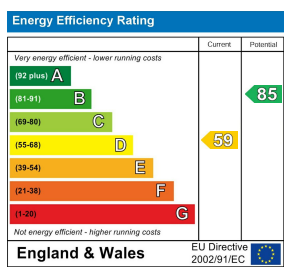
Offers in excess of

3 BEDROOM | 2 RECEPTION | 1 BATHROOM | 0 GARAGE

Bexhill Road, St. Leonards-On-Sea



GROSS INTERNAL AREA
TOTAL: 75 m²/809 sq.ft
FLOOR 1: 38 m²/408 sq.ft, FLOOR 2: 37 m²/401 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

48 High Street | Polegate | East Sussex | BN26 6AG

Tel: 01323 483348
www.archerandpartners.com

Bexhill Road, St. Leonards-On-Sea

DESCRIPTION

Archer and Partners are pleased to offer this three bedroom 1930s semi-detached house, considered an ideal first purchase or step up the property ladder with excellent scope for improvement and extension.

The property is presented in clean and tidy order throughout, allowing for immediate occupation, whilst affording a purchaser the opportunity to modernise and create a home to their own taste. The ground floor comprises an entrance hall, bay-fronted sitting room and a generous kitchen/dining room overlooking the rear garden.

To the first floor are three bedrooms, including a main bedroom enjoying a sea view, together with a shower room.

A particular feature is the established rear garden, extending to approximately 100ft in length, within which is a substantial garden room. This versatile room benefits from power and heating, making it ideal for a variety of uses including a home office, studio or entertaining space.

Further benefits include off road parking for two vehicles, gas fired central heating via a combination boiler and uPVC double glazing.

Planning permission has been granted for a single storey rear extension (approximately 3m x 5m), offering the potential to create a spacious kitchen/family room, further enhancing the overall accommodation.

The property is conveniently situated on a main bus route and is within easy reach of Ravenside Retail Park, the seafront and nearby playing fields, making it well suited for a range of buyers.

Bexhill Road, St. Leonards-On-Sea