



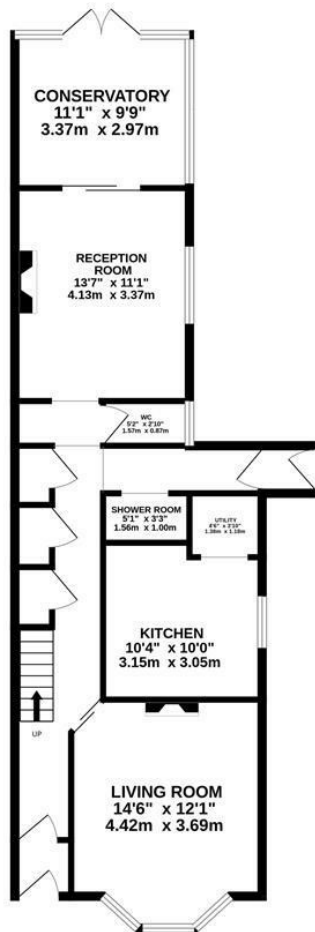
**Bexhill Road, St. Leonards-On-Sea TN38 8BG**

**Offers in excess of £275,000**

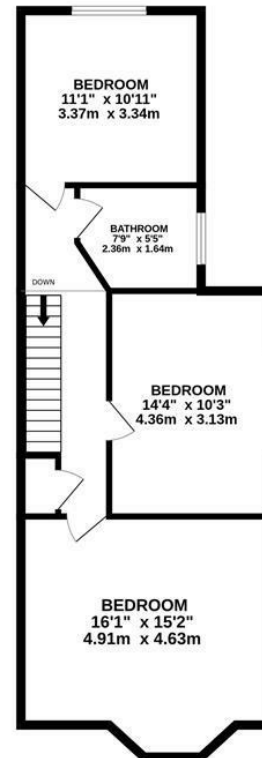


A spacious **THREE BEDROOM** semi-detached house located in an enviable setting within **WALKING DISTANCE TO THE BEACH**, nearby to local shops and eateries and West St. Leonards mainline railway station offering connections to London. Spanning two storeys the accommodation here enjoys **GENEROUS PROPORTIONS**, the ground floor is arranged as a **BAY FRONTED LIVING ROOM**, there is a second reception room which would make the perfect dining room benefitting from access to the **CONSERVATORY** There is a separate fitted kitchen, a separate WC and **SHOWER ROOM** on this floor. The first floor houses **THREE DOUBLE BEDROOMS** together with a family bathroom. Externally the enclosed garden offering an area of decking providing the perfect spot to **DINE AL-FRESCO** followed by a patio and an **EXPANSE OF LAWN**.

GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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