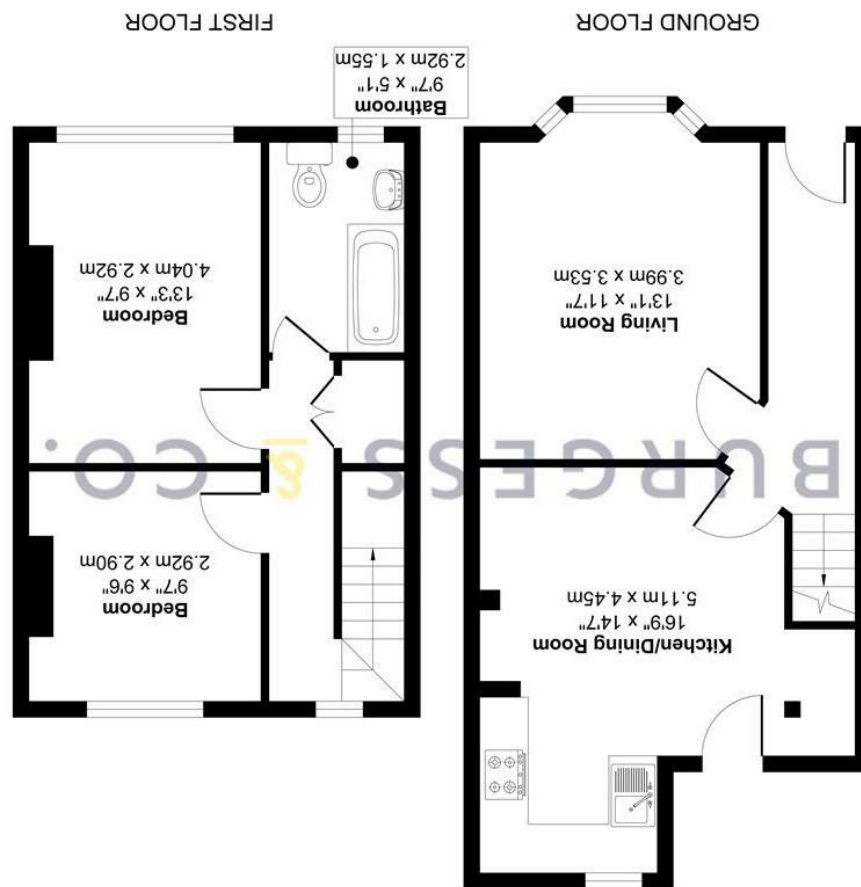




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Approximate Gross Internal Floor Area  
793 sq. ft / 73.67 sq. m

**Leopold Rd**

**BURGESS & CO.** 9 Leopold Road, Bexhill-On-Sea, TN39 3PF  
01424 222255

Offers In Excess Of  
£250,000 Freehold



01424 222255

Burgess & Co are pleased to offer to the market this charming two bedroom older style mid-terraced house, situated in a popular residential area being within close proximity to local bus services and Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The property is well presented throughout and the accommodation comprises an entrance hall, a bay fronted living room, a spacious kitchen/diner and to the first floor there are two bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and an enclosed patio garden. Ideal first purchase or investment opportunity. Viewing is highly recommended by vendors' sole agents.

**Entrance Hall**

With radiator, consumer unit, electric meter.

**Living Room**

13'1 x 11'7

With radiator, feature exposed brick fireplace, exposed wooden flooring, fitted cupboard housing Worcester boiler, double glazed bay window to the front.

**Kitchen/Diner**

16'9 x 14'7

Comprising matching range of wall & base units, worksurface, inset sink unit, fitted induction hob with extractor hood over, fitted Zanussi oven, space for washing machine & fridge/freezer, double glazed window to the rear, double glazed door to the garden.

**First Floor Landing**

With airing cupboard, storage cupboards, hatch to loft being partly boarded & insulated, double glazed window to the rear.

**Bedroom One**

13'3 x 9'7

With radiator, feature fireplace, double glazed window to the front.

**Bedroom Two**

9'7 x 9'6

With radiator, double glazed window to the rear.

**Bathroom**

9'7 x 5'1

Comprising bath, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, black heated towel radiator, double glazed frosted window to the front.

**Outside**

To the rear there is a tiered patio garden with timber shed being enclosed by brick wall & fencing.

**NB**

Council tax band: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 