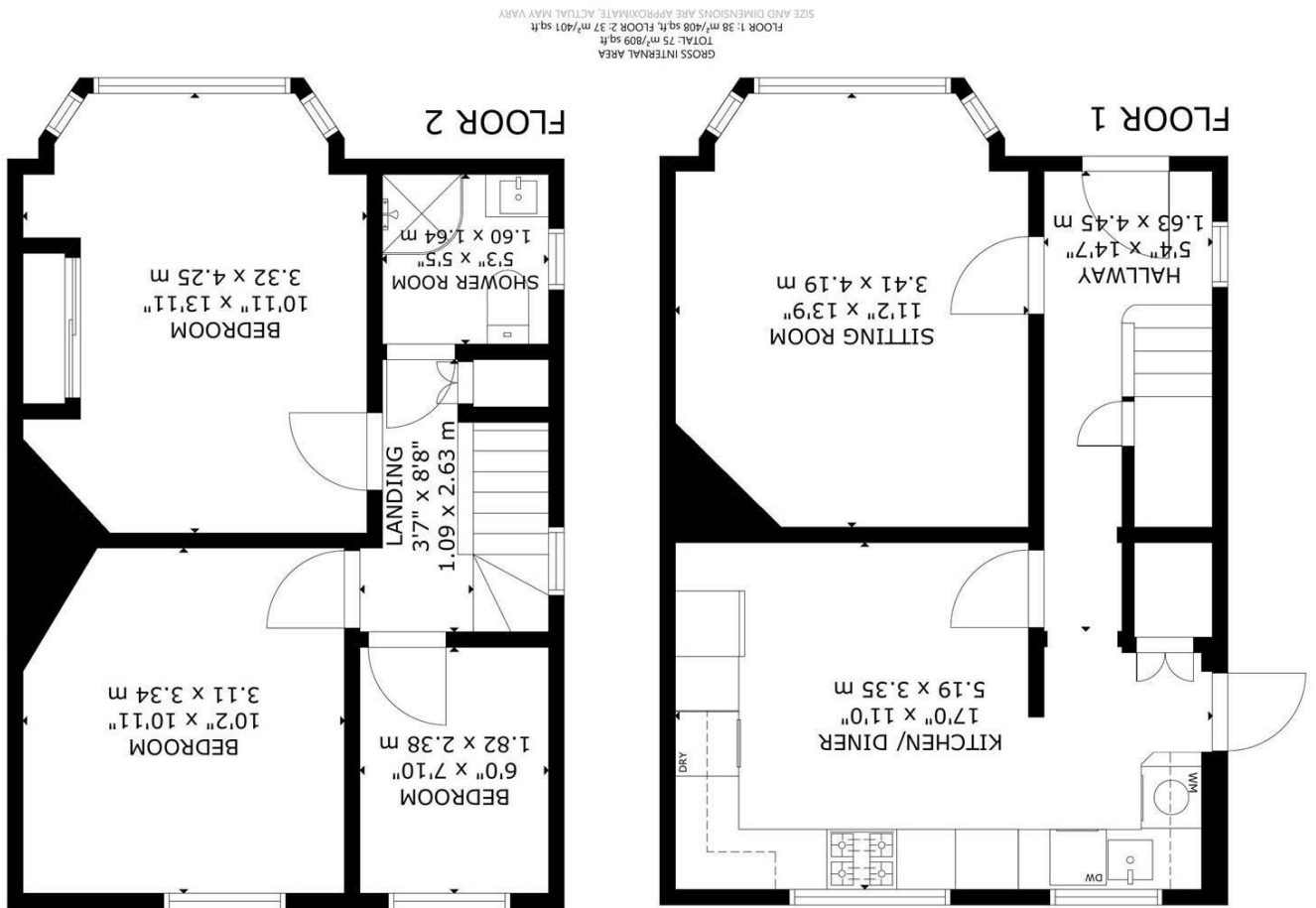


Tel: 01323 483348
www.archerandpartners.com

Energy Efficiency Rating	Current	Target
Very energy efficient – lower running costs A 92-95% B 81-91% C 69-80% D 55-68% E 49-54% F 39-48% G 13-38% No energy rating – higher running costs	England & Wales EU Directive 2002/91/EC	



Freehold

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

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

