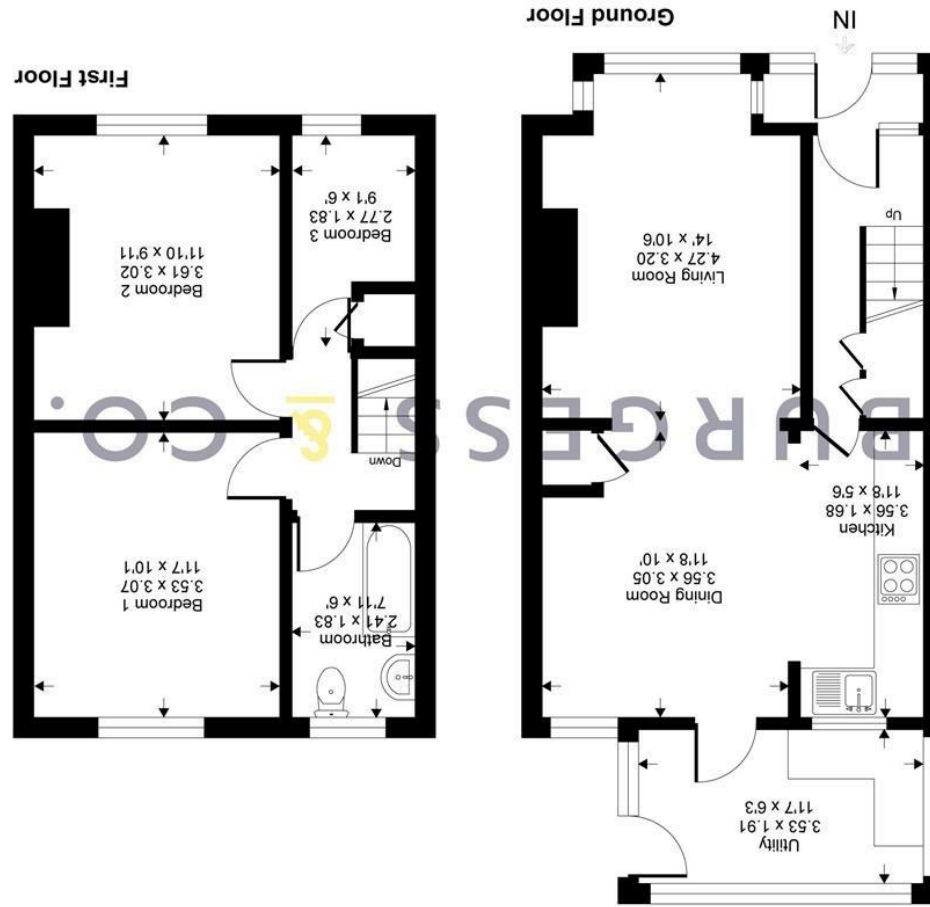




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Cliftonville Road, TN38  
Approximate Gross Internal Area = 78.5 sq m / 846 sq ft

BURGESS & CO.  
01424 222255

9 Cliftonville Road, St. Leonards-On-Sea, TN38 8AG

£280,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this charming three bedroom end of terrace house, located in a quiet residential location being within close proximity to the beach. St Leonards On Sea is two miles away with its range of shopping facilities, restaurants and mainline railway station. Located within walking distance is an Aldi supermarket, Greggs bakery, and Costa coffee shop as well as nearby bus services. Bexhill Town Centre is under 3 miles away with its array of further shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide to the ground floor a porch, an entrance hall, a bay fronted living room, a dining room with open plan modern kitchen and a utility area. To the first floor there are three bedrooms and a modern family bathroom. The property benefits from gas central heating, double glazing and an enclosed rear garden. Viewing is highly recommended to fully appreciate all this property has to offer.

**Porch**

With double glazed windows, door to

**Entrance Hall**

With radiator, stairs to First Floor, understairs storage cupboard.

**Living Room**

14'0 x 10'6

With radiator, inset ceiling spotlights, double glazed box bay window to the front. Opening to

**Dining Room**

11'8 x 10'0

With radiator, fitted cupboard, feature panelled walls, inset ceiling spotlights, double glazed window to the rear, double glazed door to Utility.

**Kitchen**

11'8 x 5'6

Comprising matching range of wall & base units, worksurface, inset sink unit, inset electric hob with extractor hood over, fitted eye level oven, breakfast bar area, inset ceiling spotlights, double glazed window to the rear.

**Utility Area**

11'7 x 6'3

Comprising base unit, worksurfaces, space for appliances, double glazed windows, double glazed door to the garden.

**First Floor Landing**

**Bedroom One**

11'7 x 10'1

With radiator, double glazed window to the rear.

**Bedroom Two**

11'10 x 9'11

With radiator, double glazed window to the front.

**Bedroom Three**

9'1 x 6'0

With radiator, double glazed window to the front.

**Bathroom**

7'11 x 6'0

Comprising panelled bath with shower over & screen, pedestal wash hand basin, low level w.c, partly tiled walls, extractor fan, double glazed frosted window to the rear.

**Outside**

To the front there is a courtyard garden with area of slate chippings and to the rear there is a raised area of decking, steps lead down to an area of astro-turf, an area of shingle, a garden shed, a further area of decking and the garden is enclosed by fencing with gated side access.

**NB**

Council tax band: A

