



ESTATE AGENTS

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Offers In The Region Of £300,000

PCM Estate Agents welcome to the market an opportunity to acquire this EXTENDED SEMI-DETACHED FOUR BEDROOM HOME with GOOD-SIZED REAR GARDEN, gas central heating and double glazing. To the front there is an area of concrete offering POTENTIAL FOR OFF ROAD PARKING, subject to necessary planning consents to lower the kerb.

Accommodation comprises an entrance hall, LOUNGE with WOOD BURNING STOVE, ground floor FOURTH BEDROOM with EN-SUITE and an OPEN PLAN KITCHEN-DINING-FAMILY ROOM located at the rear of the property and benefitting from BI-FOLD DOORS to the rear garden. Upstairs, there are THREE GOOD SIZED BEDROOMS and a bathroom. The upper floor rear facing accommodation does benefit from SOME SEA VIEWS and the REAR GARDEN has a decked patio abutting the property, which opens onto an area of lawn, with fenced boundaries.

This home is conveniently positioned within easy reach of St Leonards, but also within reach of Ravenside Retail Park, Bexhill town centre, Combe Valley Country Park and St Leonards seafront.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

EXTERNAL STORM PORCH

With composite double glazed front door opening to:

ENTRANCE HALL

Wood flooring, radiator, stairs rising to upper floor accommodation, under stairs recess and storage cupboard, access to living room, ground floor bedroom and:

INNER HALLWAY

Double radiator, lots of built in storage, utility cupboard, space and plumbing for washing machine and tumble dryer, shelving, single cupboard and further double cupboard, opening to the open plan kitchen-dining room.

LIVING ROOM

16'5 into bay x 11' (5.00m into bay x 3.35m)

Exposed wooden floorboards, picture rail, television point, fireplace with wooden mantle, stone hearth and inset wood burning stove, double radiator, double glazed bay window to front aspect.

BEDROOM

7'6 x 7'4 (2.29m x 2.24m)

Wood flooring, radiator, double glazed window to side aspect with opaque glass for privacy sliding door to:

EN-SUITE

Walk in shower, wall mounted wash hand basin, low level wc, tiled walls, tiled flooring, heated towel rail.

OPEN PLAN KITCHEN-DINER

16' x 10'6 (4.88m x 3.20m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, breakfast bar seating area, inset ceramic one & ½ bowl drainer-sink with mixer tap, induction hob with oven below, space for tall fridge freezer, wood flooring, wall mounted vertical radiator, partially vaulted ceiling, ample space for large dining table, double glazed bi-folding doors onto the garden for a lovely indoor-outdoor lifestyle, double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM

16'3 into bay x 10'7 (4.95m into bay x 3.23m)

Picture rail, radiator, double glazed bay window to front aspect.

BEDROOM

11'1 x 8'3 (3.38m x 2.51m)

Double glazed window to rear aspect with views over the garden and to the sea, radiator.

BEDROOM

9'3 x 6'4 (2.82m x 1.93m)

Double glazed window to front aspect.

BATHROOM

Modern suite comprising P shaped panelled bath with mixer tap, shower over bath with waterfall rain style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with storage set beneath, mixer tap and tiled splashback, wall mounted vanity unit, wall mounted mirror, chrome ladder style heated towel rail, extractor for ventilation, part tiled walls, double glazed window to rear aspect.

OUTSIDE - FRONT

Concrete area that could be utilised for off road parking, subject to necessary consents to lower the kerb.

REAR GARDEN

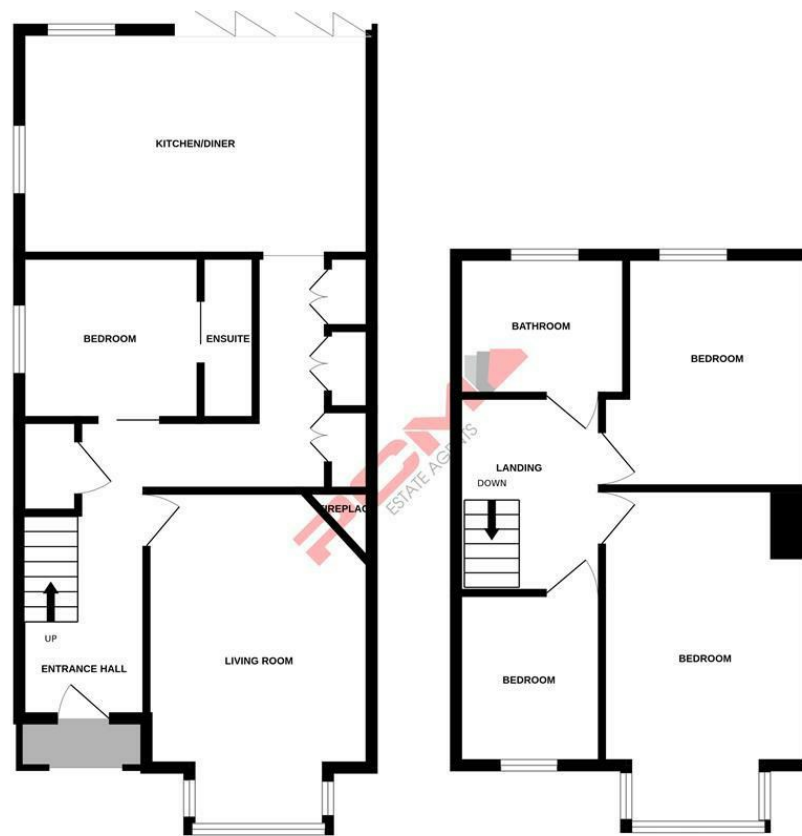
Decked patio abutting the property, stone path to the side, good-sized area of level lawn, enclosed boundaries and wooden shed.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		72
		53	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		