



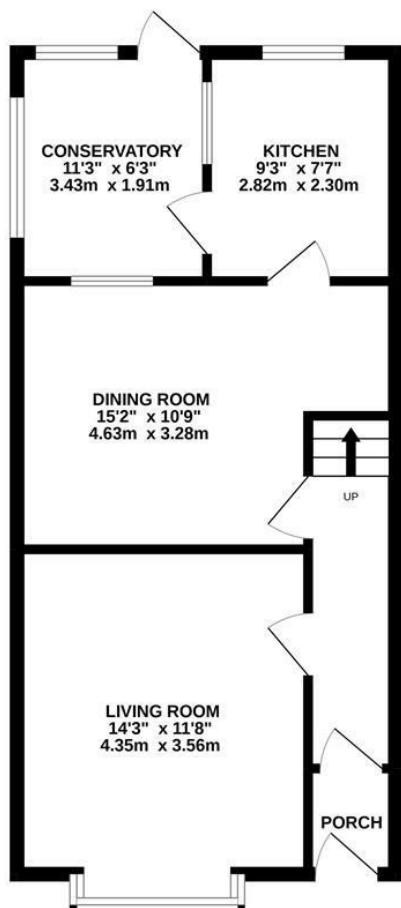
**Bexhill Road, St. Leonards-On-Sea TN38 8AJ**

**Offers in excess of £240,000**

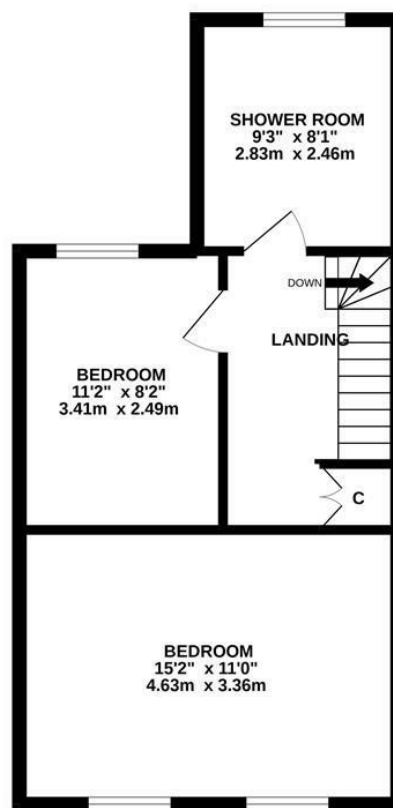


A charming TWO BEDROOM, TWO RECEPTION ROOM TERRACED HOUSE set in a convenient West St. Leonards location within easy reach of the beach, Combe Valley Countryside Park and shopping facilities at Ravenside retail park, plus West St. Leonards mainline railway station offering connections to London. The accommodation here has GENEROUS PROPORTIONS with a BAY FRONTED LIVING ROOM enjoying an OPEN FIREPLACE and a separate dining room, while the kitchen sits at the rear of the property with access out to the SOUTHERLY FACING CONSERVATORY and rear garden beyond. On the first floor there are TWO GENEROUS DOUBLE BEDROOMS along with a MODERN SHOWER ROOM. The sunny rear garden has been DESIGNED FOR LOW MAINTENANCE with an area of patio and flowerbeds. This property would make the PERFECT FIRST TIME OR FAMILY HOME.

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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