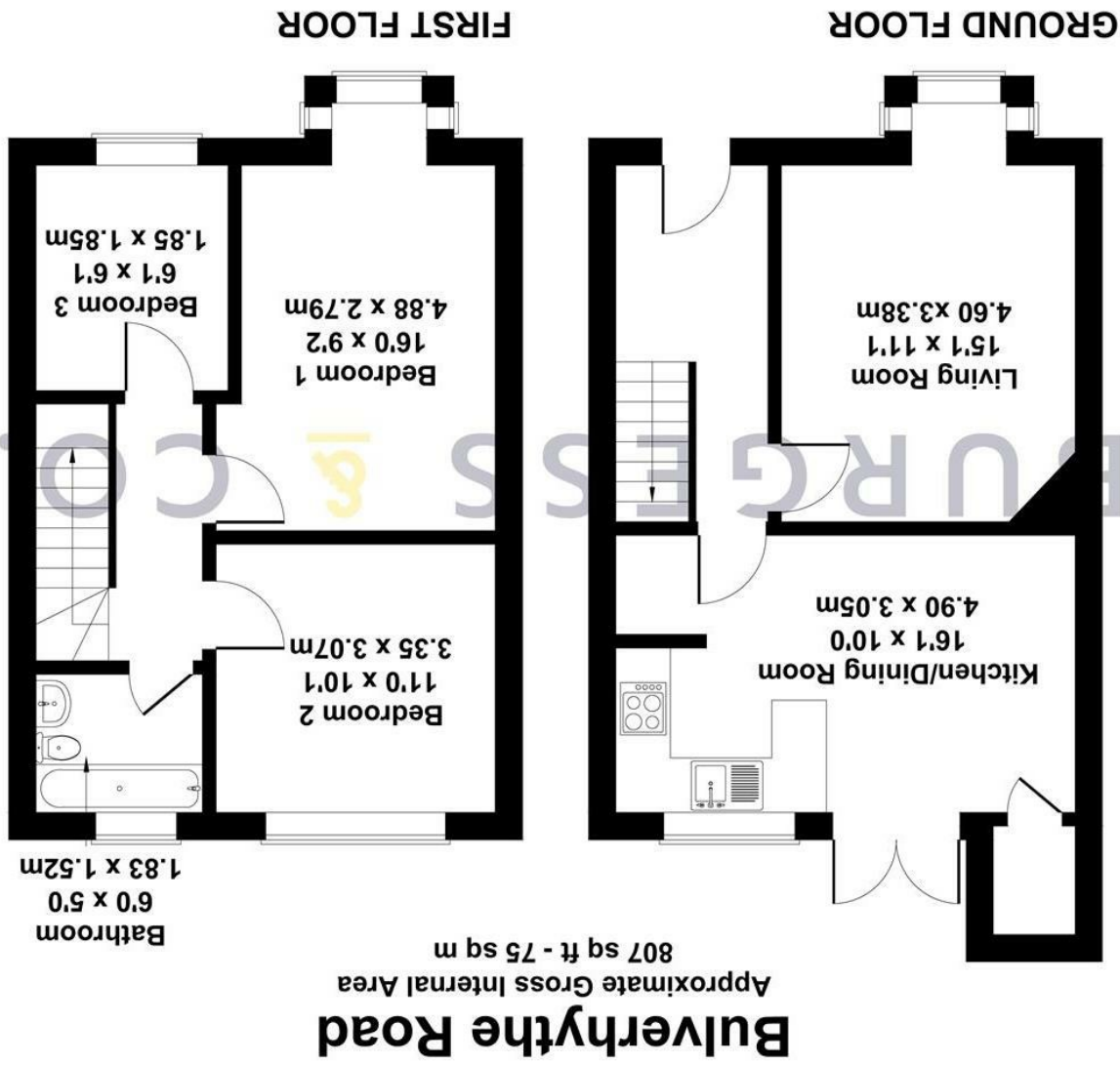


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BURGESS & CO.  
01424 222255

112 Bulverhythe Road, St. Leonards-On-Sea, TN38 8AE

Offers Over  
£285,000 Freehold



Burgess & Co are delighted to bring to the market this charming semi-detached house, located in a quiet residential location. Ideally situated being within walking distance of Aldi supermarket, Greggs bakery, and Costa coffee shop as well as bus services nearby. Bexhill Town Centre is under 3 miles away with its array of shopping facilities, restaurants, mainline railway station and seafront. St Leonards On Sea is 2 miles away with its range of shopping facilities, restaurants and railway station. The accommodation is arranged to provide a spacious entrance hall, a square bay fronted living room, and a 16'ft open plan kitchen/diner. To the first floor there are three bedrooms and a modern family bathroom. The property benefits from gas central heating and double glazing. To the front there is a driveway providing off road parking and to the rear is an enclosed rear garden with a raised decked seating. Viewing is essential to fully appreciate all this property has to offer.

Entrance Hall

With radiator, stairs to first floor, understairs storage area.

Living Room

15'1 x 11'1  
With radiator, double glazed bay window to the front.

Kitchen/Dining Room

16'1 x 10'0  
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, fitted gas hob, extractor hood over, fitted oven, space for washing machine & fridge/freezer, space for table & chairs, radiator, storage cupboard housing Worcester boiler, double glazed window to the rear, double glazed double doors to the rear.

First Floor Landing

With loft hatch.

Bedroom One

16'0 x 9'2  
With radiator, built-in wardrobes, double glazed bay window to the front.

Bedroom Two

11'0 x 10'1  
With radiator, double glazed window to the rear.

Bedroom Three

6'1 x 6'1  
With radiator, double glazed window to the front.

Family Bathroom

6'0 x 5'0  
Comprising bath with shower over, low level w.c, pedestal wash hand basin, aqua-panelled walls, radiator, double glazed frosted window to the rear.

Outside

To the front there is a driveway providing off road parking and an area of garden. To the rear there is a decking area with steps down to a large area of

lawn, outside storage cupboard, garden shed, water tap, being enclosed by fencing and a timber garage with light & power, doors to both the front & back.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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

