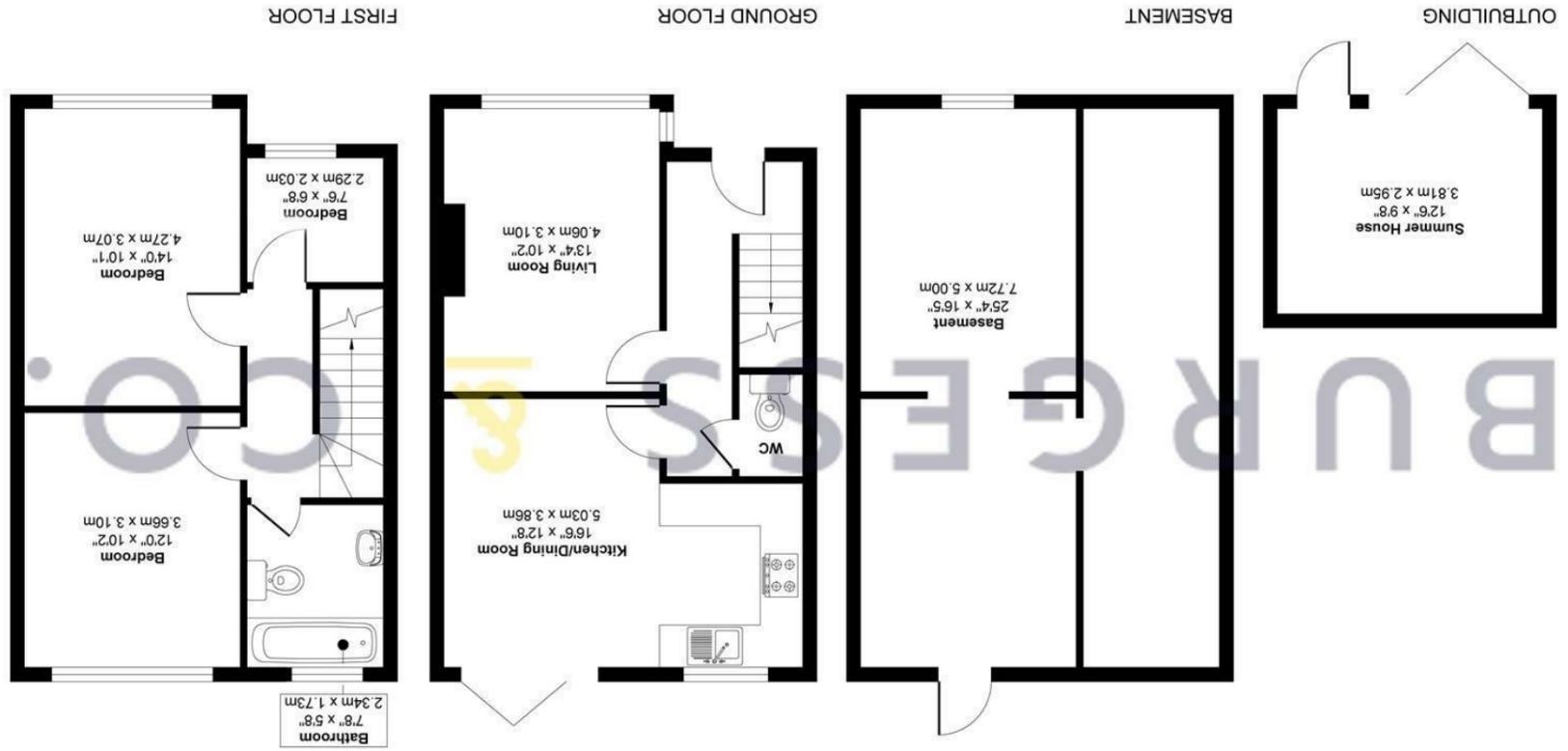




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**Bexhill Rd**  
 Approximate Gross Internal Floor Area  
 1440 sq. ft / 133.78 sq. m

**BURGESS & CO.**  
 01424 222255

476 Bexhill Road, St. Leonards-On-Sea, TN38 8AU

**Guide Price**  
**£300,000 Freehold**



01424 222255

**\*\*GUIDE PRICE £300,000 – £310,000\*\*** Burgess & Co are delighted to offer to the market this three bedroom mid terrace house, having been recently refurbished. Situated in the favoured West St Leonards area being within close proximity to local amenities, Ravenside Retail Park, the beach and access to both Bexhill and Hastings. The property is well presented throughout and the accommodation comprises an entrance hall, a downstairs w.c, a living room, a 16'6 kitchen/diner with bi-fold doors to the rear garden and to the first floor there are three bedrooms and a modern bathroom. To the outside there is a driveway providing off road parking and to the rear there is a landscaped garden with decked veranda, a level area of garden with Summer House/Studio and access to a large basement area. Viewing is highly recommended to fully appreciate all this property has to offer.

**Entrance Hall**

With radiator, SPC wood effect flooring, stairs to First Floor.

**Downstairs W.C**

Comprising low level wc, wash hand basin, SPC wood effect flooring.

**Living Room**

13'4 x 10'2  
With radiator, coved ceiling, SPC wood effect flooring, double glazed window to front.

**Kitchen/Dining Room**

16'6 x 12'8  
Comprising matching range of wall & base units, worksurfaces, inset sink with mixer tap, induction hob with extractor over, integrated double oven/grill, integrated dishwasher, vertical radiator, space for table & chairs, space for American style fridge/freezer, SPC wood effect flooring, double glazed window to rear aspect with lovely views onto the garden, bi-fold doors to the rear garden.

**First Floor Landing**

With SPC wood effect flooring, access to loft.

**Bedroom One**

14'0 x 10'1  
With radiator, double glazed window to front.

**Bedroom Two**

12'0 x 10'2  
With radiator, double glazed window to rear aspect overlooking the garden.

**Bedroom Three**

7'6 x 6'8  
With radiator, double glazed window to front.

**Bathroom**

7'8 x 5'8  
Comprising panelled bath with mixer tap, shower over with rain style shower head & further handheld shower attachment, vanity unit with inset wash hand basin, dual flush low level wc, SPC wood effect flooring, coved ceiling, aqua-panelled walls, extractor fan, double glazed window to rear aspect.

**Basement**

Restricted head height with wall mounted gas fired boiler, power & light, space & plumbing for washing machine, double glazed obscured window to front aspect. Access to the cellar is externally via the garden.

**Outside**

To the front there is a driveway providing off road parking. To the rear there is a raised composite decked veranda being ideal for entertaining, glass & metal balustrade with steps lead down to a level garden being laid to porcelain stone patio, two

composite decked patio areas, one with a pergola and a Summer House/Studio.

**Summer House/Studio**

12'6 x 9'8  
Being insulated with the potential for light & power and bi-fold doors.

**NB**

Council tax band: B

