

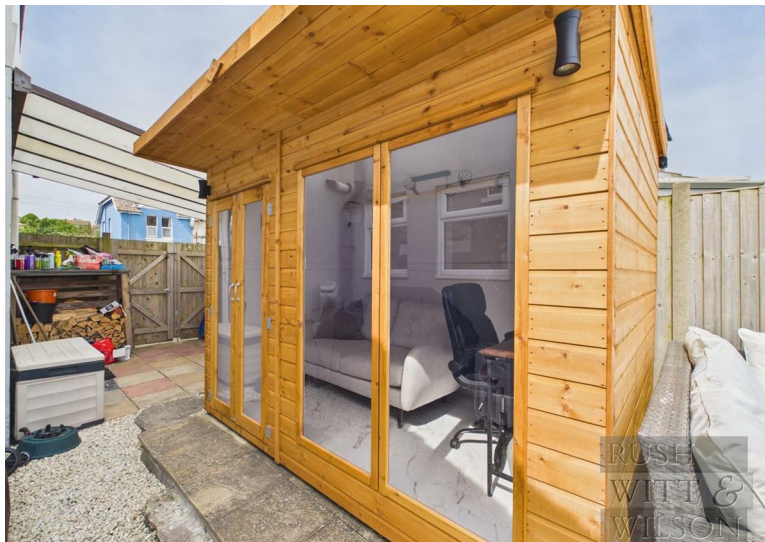
**RUSH
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**71 Bulverhythe Road, St. Leonards-On-Sea, East Sussex TN38 8AD
Offers In Excess Of £350,000 Freehold**

This delightful semi-detached family home offers a perfect blend of comfort and modern living. With three spacious bedrooms and three reception rooms, this property is designed to cater to the needs of a growing family. Upon entering, you are greeted by a welcoming entrance hall that leads to a generous bay-fronted living room, complete with a cosy wood-burning stove, ideal for those chilly evenings. Adjacent to this, an additional reception room currently serves as a dining area, featuring double doors that open onto the garden, creating a seamless flow between indoor and outdoor spaces. The modern fitted kitchen is both practical and stylish, offering ample storage and worktop space, and it conveniently connects to a utility room, a downstairs cloakroom, and a conservatory that provides further reception space and access to the rear garden. The first floor comprises three well-proportioned bedrooms, including two generous doubles, alongside a family bathroom equipped with a bath and shower screen. The rear garden is predominantly laid to lawn, complemented by a large patio area, perfect for alfresco dining and entertaining together with a summerhouse/office. Side access enhances the practicality of the outdoor space. To the front, a decorative garden and a paved driveway provide off-road parking for two vehicles, complete with an electric vehicle charging point. This property is ideally situated within a quiet and sought-after location, just a short stroll from the beach, local shops, and excellent transport links, including West St. Leonards mainline railway station. It is also conveniently placed for access to popular primary and secondary schools, making it an ideal family home.





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

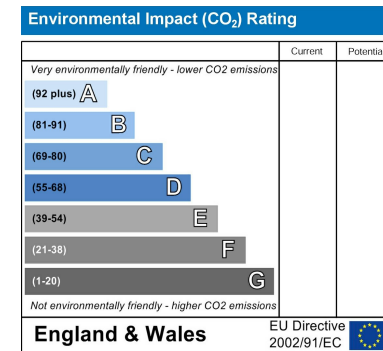
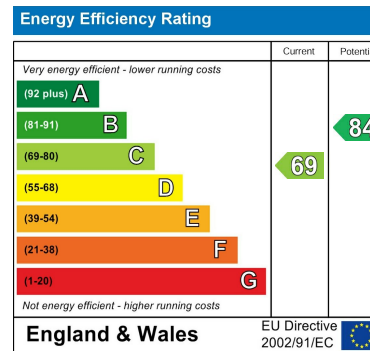
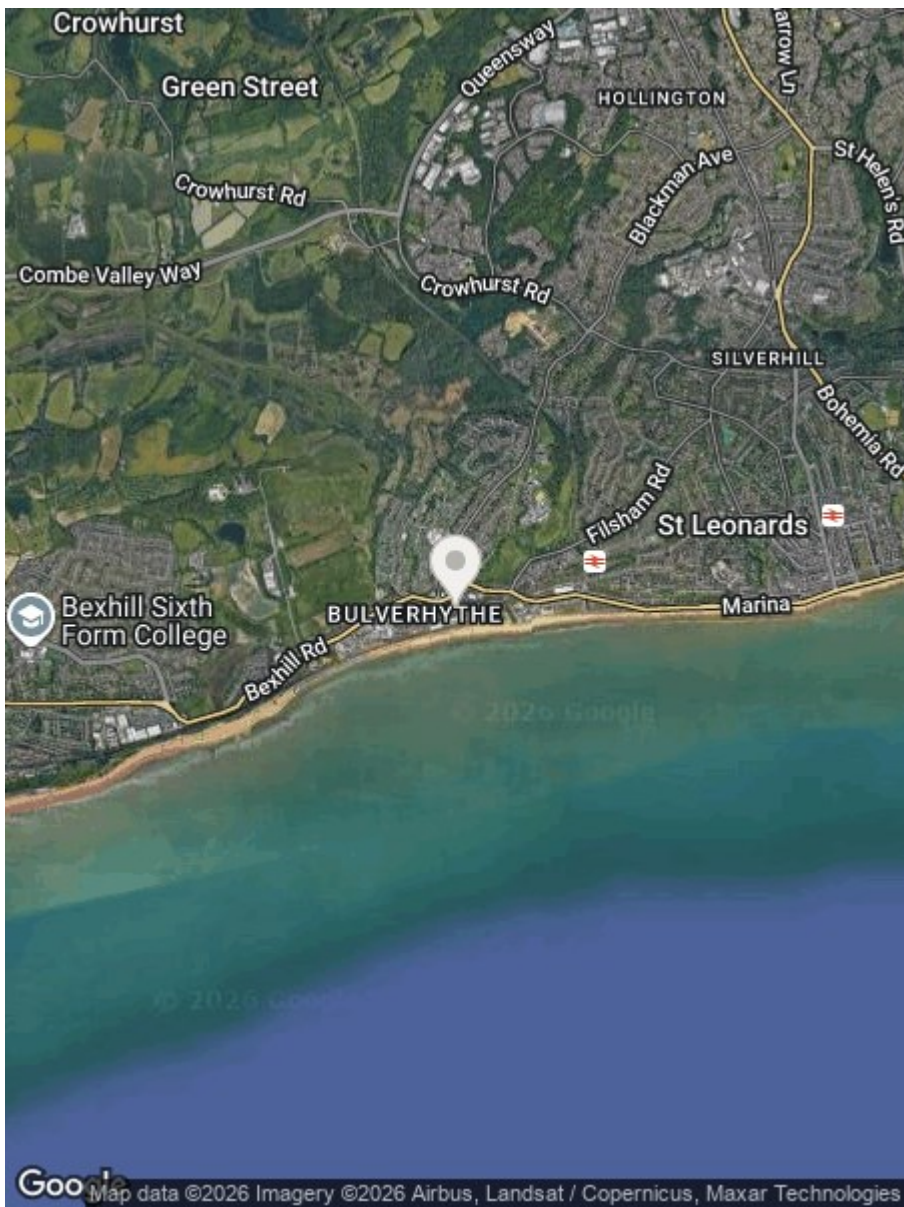
Approximate total area⁽¹⁾

101.6 m²
1094 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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