16 Glenleigh Park Road, Bexhill-On-Sea, East Sussex TN39 4EH
Guide Price £425,000

A beautifully presented three bedroom semi-detached circa. 1930s' house, situated in the beautiful leafy Glenleigh Park Bexhill, two reception rooms, open fireplace, downstairs cloakroom, sun room, modern kitchen/ breakfast room, gas central heating system, double glazed windows and doors, garage, off road parking, private front and approx. 90' rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.

Entrance Hall
Understairs storage cupboard, window to side elevation, entrance door, double radiator.

Cloakroom
Contemporary suite comprising w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled walls, obscure glass window to side elevation.

Living Room
21'6 x 11'9 (6.55m x 3.58m)
Bay window to front elevation, two double radiators, windows and door leading to summer room, open cast iron fireplace.

Sun Room
8'9 x 7'8 (2.67m x 2.34m)
Door and window leading out to the patio, double radiator.

Kitchen/Breakfast Room
18'3 x 9'4 (5.56m x 2.84m)
Modern kitchen comprising a range of base and wall units with high gloss white finish, one and a half bowl single drainer sink unit with mixer tap and food waste disposal and a Britta filter tap, door and window to rear elevation and further window to side, built-in double oven and grill, five ring gas SMEG hob with glass splash-back, glass stainless steel splash-back, brush stainless steel extractor canopy with light, built-in freezer, built-in dishwasher, space for American style fridge, integrated washing machine, wine cooler, underfloor heating, double radiator.

First Floor Landing
Window to side and front elevation, access to roof space, built-in boiler cupboard.

Bedroom One
12'3 x 12'3 (3.73m x 3.73m)
Window to front elevation, double radiator, fitted wardrobes.

Bedroom Two
12'3 x 10'7 (3.73m x 3.23m)
Window to rear elevation onto rear garden, double radiator, fitted wardrobes.

Bedroom Three
9' x 7'6 (2.74m x 2.29m)
Window to rear elevation, double radiator.

Bathroom
Modern suite comprising panelled bath with hand shower attachment and shower fixing, w.c. with low level flush, wall mounted wash hand basin with a combination of drawers and vanity cupboards beneath, chrome heated towel rail, tiled walls, obscure glass windows to the side elevation.

Outside

Front Garden
Mainly laid to lawn and enclosed by a combination of Laurel hedging and fencing and retaining wall, off road parking on driveway for several vehicles.

Single Garage
Located at the back of the driveway with metal up and over door, personal door to the side, side access.

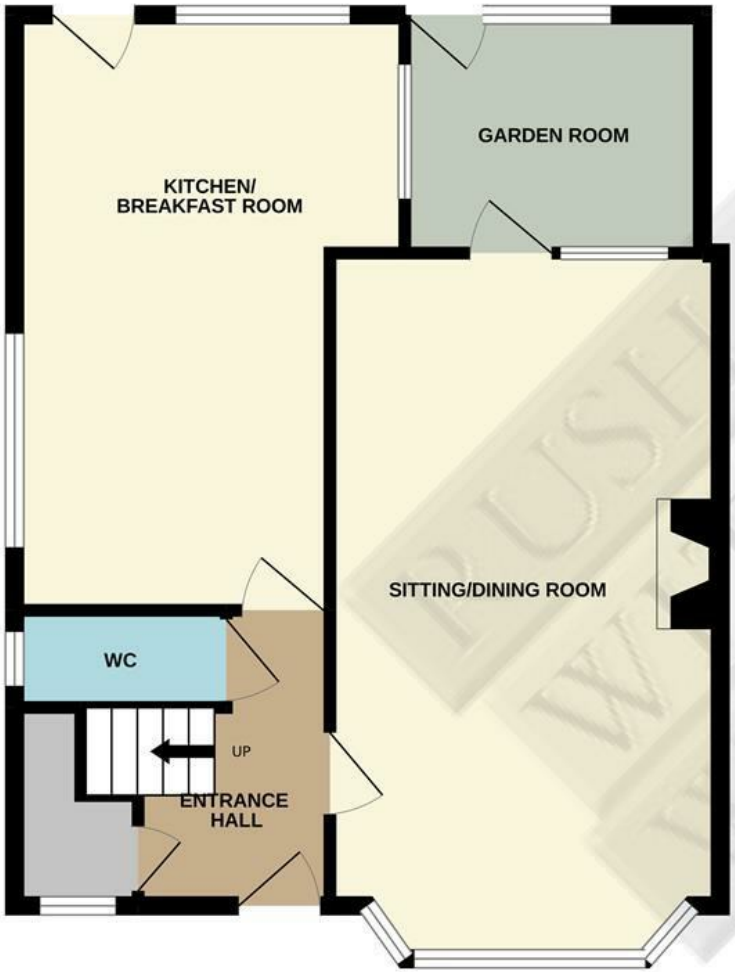
Rear Garden
Approximately 90' in length, patio for alfresco dining with well stocked shrub and flower beds, all enclosed with mature shrubbery of various kinds, outside water tap, lawned area enclosed offering privacy by mature shrubbery of various and a combination of fencing. This extends out onto a private sun area with a greenhouse and chip-stoned area for alfresco dining and entertaining and enclosed by high level fencing to all sides.

Agents Note
Included in the price and also all curtains rails, blinds and ceiling lights for the whole house

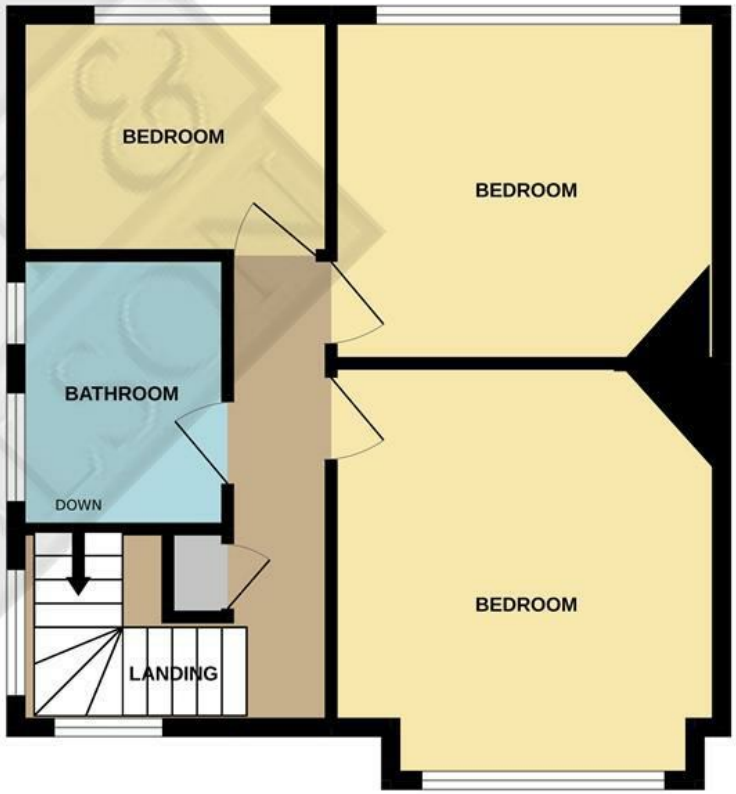
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Relax

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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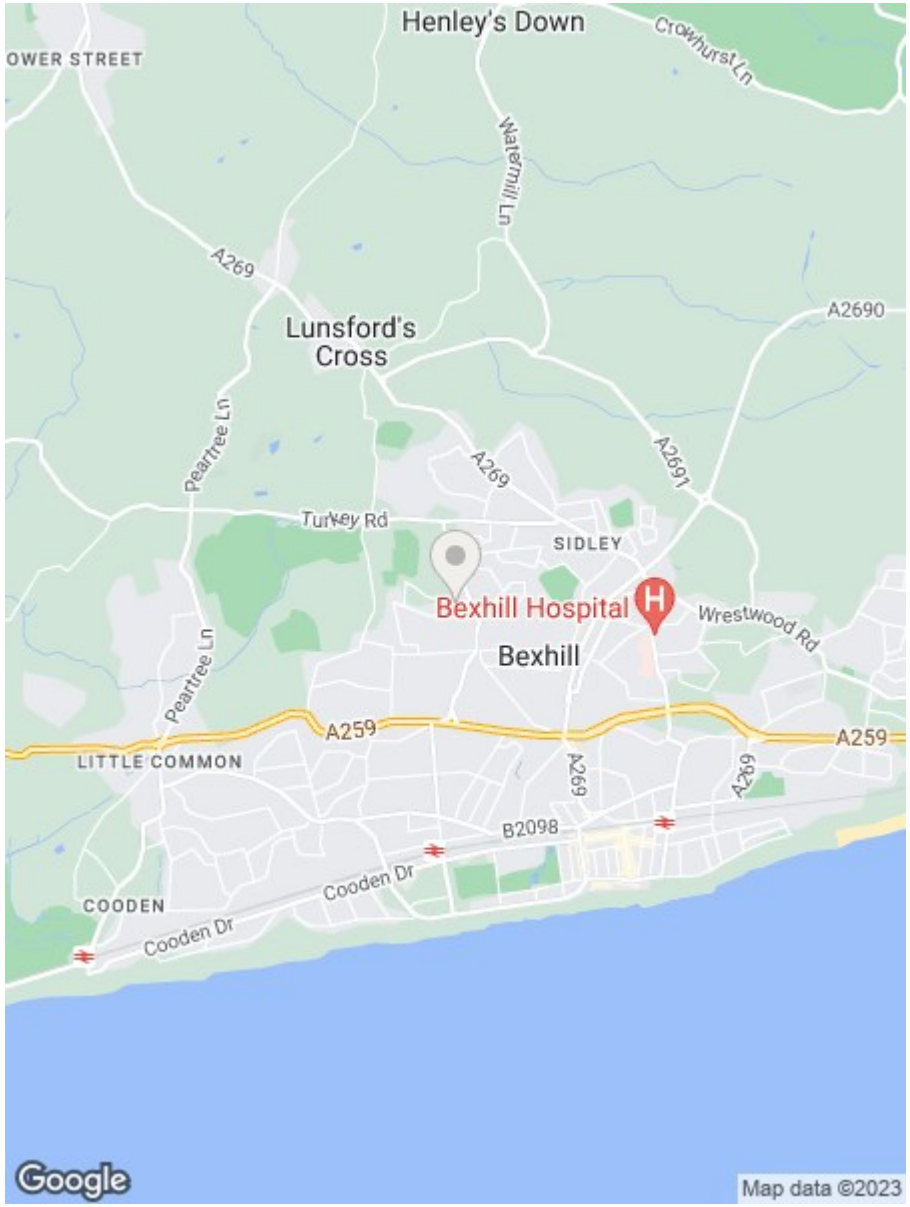

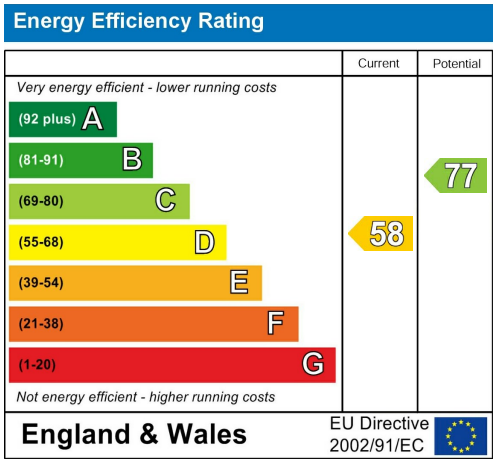

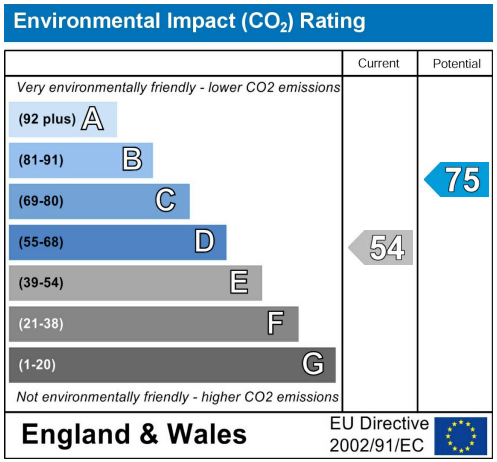

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