



ESTATE AGENTS

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Offers In Excess Of £225,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE OLDER STYLE TWO BEDROOM FAMILY HOME with BREATHTAKING VIEWS over Combe Valley Country Park and reed beds. Positioned on this incredibly sought-after road within West St Leonards, just a short stroll from the vast range of amenities within Ravenside Retail Park, West St Leonards railway station, seafront, promenade and also Combe Valley Country Park.

The property REQUIRES SOME MODERNISATION but allows the potential owner to place their own personality into this home, whilst also adding to the value. There are modern comforts including gas fired central heating and double glazing, and the property has a large FAMILY FRIENDLY GARDEN with plenty of scope for a garden studio to be installed.

Accommodation is arranged over two floors comprising a welcoming light entrance hall, BAY FRONTED LIVING ROOM with OPEN FIREPLACE, KITCHEN-DINER with UTILITY CUPBOARD, ground floor bathroom, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS, with space and potential for an addition bathroom/ en-suite, subject to any planning and building regulations.

Please call the owners agents now to arrange your appointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening into:

WELCOMING ENTRANCE HALL

Radiator, exposed wooden floorboards, windows either side of the front door, additional window to side aspect, telephone point, stairs rising to upper floor accommodation, doors opening to:

LIVING ROOM

14'4 x 13'9 into bay (4.37m x 4.19m into bay)

Exposed wooden floorboards, radiator, coving to ceiling, tiled open working fireplace, television point, double glazed bay window to front aspect.

KITCHEN-DINING ROOM

11'9 x 11'9 (3.58m x 3.58m)

Fitted with a matching range of Oak eye and base level cupboards and drawers with worksurfaces over, stainless steel Frankie one & ½ bowl drainer-sink with mixer tap, space for electric cooker, space for tall fridge freezer, radiator, ample space for dining table, under stairs storage cupboard housing the electrics and gas point, utility cupboard with space and plumbing for washing machine and

dishwasher, extractor fan, window and wooden partially glazed door to rear aspect allowing for access and lovely views onto the garden, with far reaching views over open countryside and Combe Valley Country Park and reed beds.

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, part tiled walls, obscured window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, doors to:

REAR BEDROOM

18'10 x 9'9 (5.74m x 2.97m)

Radiator, exposed wooden floorboards, large double glazed window to rear aspect with views over the garden and vast views over the countryside and fields beyond, further single glazed wooden framed window to rear aspect. This room also has the potential to create an en-suite, as part of the room runs above the bathroom that is located on the ground floor - subject to any planning/ building consents.

FRONT BEDROOM

13' into bay x 14'7 (3.96m into bay x 4.45m)

Built in cupboard, radiator, exposed wooden floorboards, picture rail, double glazed bay window to front aspect, door to walk-in cupboard that is primed for additional storage or even a walk-in wardrobe, with single wooden framed window to front aspect. This cupboard could also be altered, to include a door to give access to share the potential ensuite bathroom that could be located in the rear bedroom.

WALK IN CUPBOARD

OUTSIDE - FRONT

The property is set back from the road with a few steps leading to a path, with the entrance located on the side. Area of lawn with some established planted borders

REAR GARDEN

Expansive and mainly laid to lawn with a brick built barbeque area and wooden shed. The garden is very private and enjoys plenty of sunshine throughout the day, whilst having the pleasant backdrop of the reed beds in Combe Valley Country Park beyond. The garden is ideal for the garden enthusiast or families with children to enjoy.

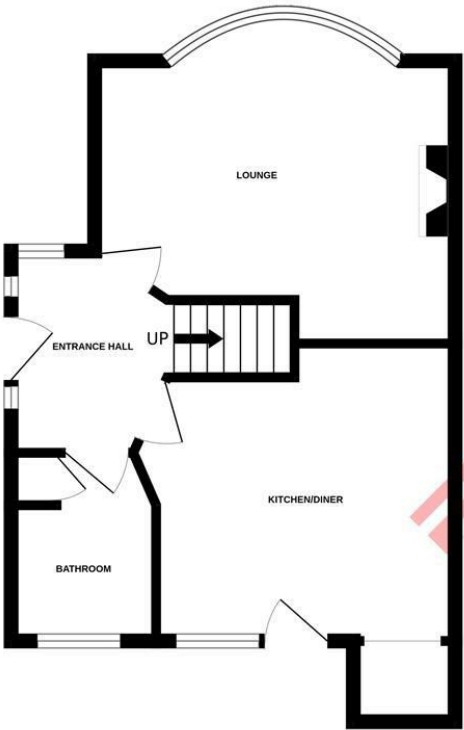
Council Tax Band: B



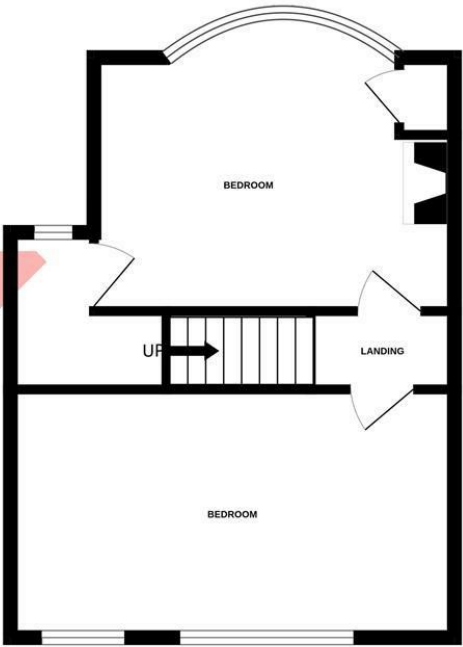




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.