



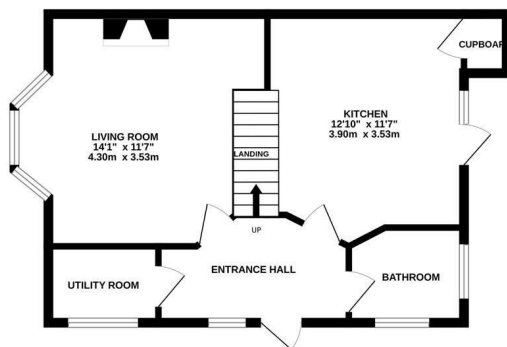
Bexleigh Avenue, St. Leonards-On-Sea TN38 8BB

Offers in excess of £275,000

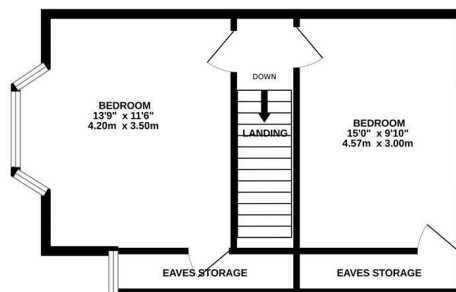


A well presented two bedroom SEMI DETACHED HOUSE with OFF ROAD PARKING and FAR REACHING VIEWS. It's set in an enviable West St. Leonards location, within walking distance to the beach, Combe Valley Countryside Park, good transport links and nearby shops at Ravenside retail park making this perfectly placed for family life. The accommodation here spans two storeys with the ground floor arranged as a BAY FRONTED LIVING SPACE and there is a separate fitted kitchen which is positioned at the rear of the property offering plenty of room for a full dining table to create the ideal sociable setting and with access to the rear garden. There is also a UTILITY ROOM and a family bathroom on this floor where there is a bath with shower over. The TWO DOUBLE BEDROOMS sit on the first floor, both benefitting from handy EAVES STORAGE. The bedroom to the rear also relishes STUNNING SEA VIEWS over Glyne Gap. The rear garden is a particular feature here, there is a raised patio off of the kitchen leading down to a GENEROUS EXPANSE OF LAWN offering the perfect spot to DINE AL-FRESCO. From the garden there is access to a storage level which is fitted with electrics while to the front of the property there is a DRIVEWAY providing off road parking. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (85.0 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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