



**Bexhill Road**  
**St. Leonards-On-Sea, TN38 8AR**  
**£319,950 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Bexhill Road, St. Leonards-On-Sea, TN38 8AR

Welcome to this well-presented three-bedroom semi-detached house located on Bexhill Road in St Leonards-On-Sea. Offering generous living space and a practical layout, this property is ideal for families, first-time buyers, or anyone looking for a comfortable home close to local amenities and transport links.

The home features two good-sized reception rooms, providing flexible space for both everyday living and entertaining. The kitchen is well arranged and functional, with a convenient ground floor WC completing the downstairs accommodation.

Upstairs, you'll find two spacious bedrooms and a well-maintained family bathroom, offering comfortable accommodation for a range of buyers.

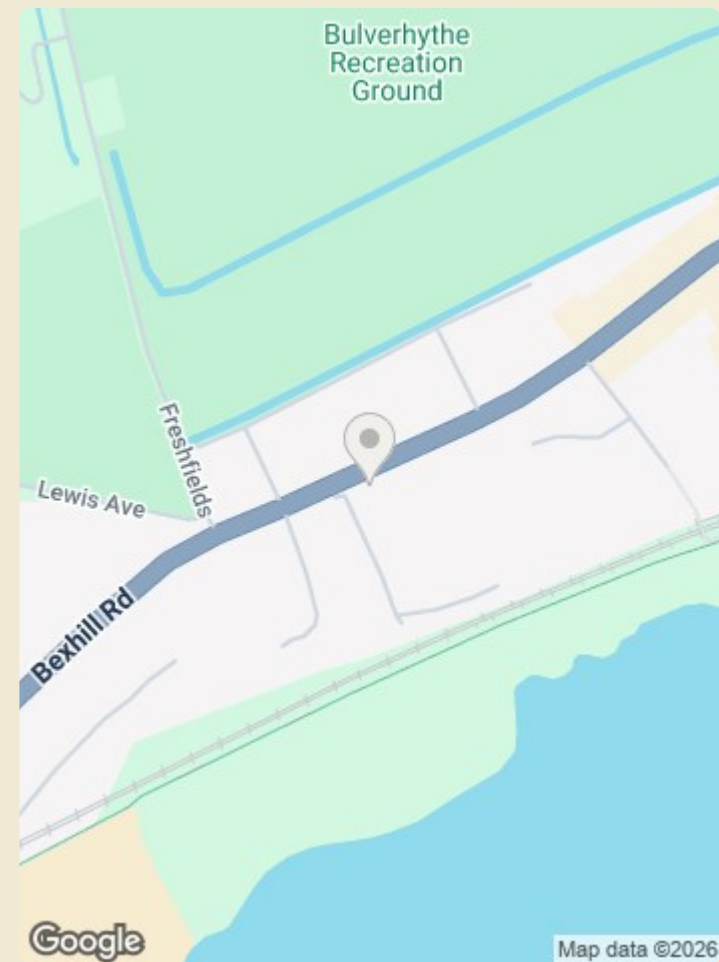
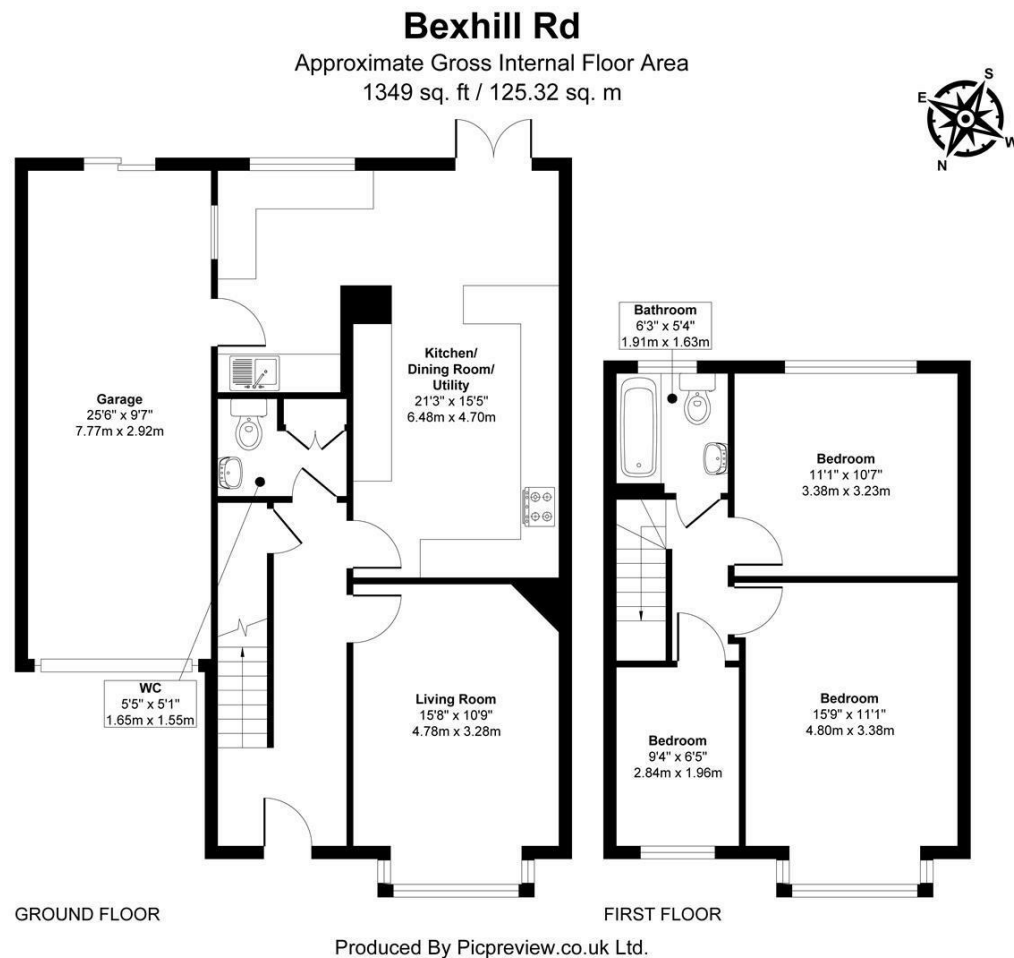
A real highlight of this property is the private rear garden. It offers a peaceful outdoor area with elevated sea views, providing a pleasant spot to relax or enjoy the coastal surroundings. The garden also benefits from a garage, workshop, and additional sheds, giving excellent storage options for tools, hobbies, and outdoor equipment.

Further advantages include a driveway providing off-road parking and the practical benefits of being close to shops, bus routes, and nearby schools.

This is a solid and well-cared-for home that's ready for its next chapter. Early viewing is highly recommended.



- TAX BAND B
  - VENDOR SUITED
  - SOLAR PANELS
  - GF WC AND MAIN FAMILY BATHROOM
- EPC RATING D
  - GARAGE AND DRIVEWAY
  - WELL PRESENTED THROUGHOUT
- 1349 SQ FT
  - ELECTRIC CAR CHARGING POINT
  - TWO RECEPTION ROOMS



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



