




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

8 Cliftonville Road, St Leonards-on-Sea, East Sussex
TN38 8AG
£265,000  2 Bedroom  1 Bathroom  2 Reception
Offers in excess of



AT A GLANCE...

This charming bay fronted terraced terrace house is located in a popular location boasting elevated views to the sea from the first floor. The property is well situated adjacent to the beach, nestled between the nearby towns of Hastings and Bexhill with close to schooling for all ages and amenities. The property features characterful accommodation including an enclosed entrance porch opening into the entrance hall leading to the bay fronted lounge featuring a log burner. The separate dining room is open plan with the kitchen with a range of matching wall and base units that extend into the dining area with space and plumbing for appliances. On the first floor two well proportioned double bedrooms have built-in wardrobes with the master enjoying elevated views to the sea. There is a modern fitted shower room and access into the large loft space ideal for conversion subject to obtaining planning permission & building regulations. Furthermore, the house is double glazed & has gas central heating. Viewing is considered essential to appreciate the position and further potential the house offers.

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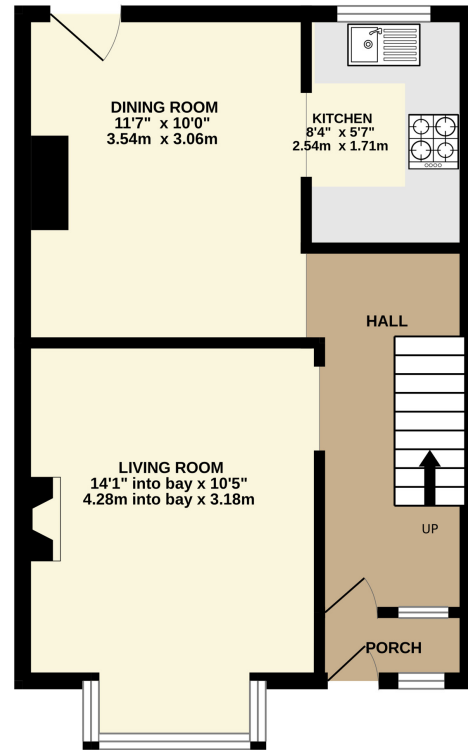
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



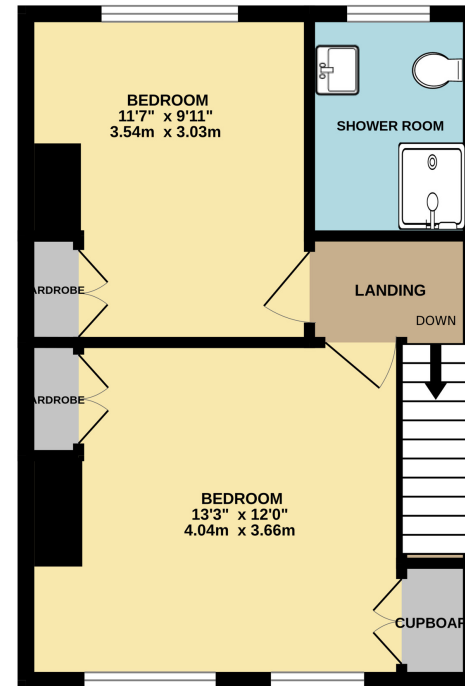
Key Features:

- Charming Terraced House
- Two Double Bedrooms
- Attractive Rear Garden
- Direct Sea Views From First Floor
- Modern Shower Room
- Lounge With Log Burner

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Location

The house is located in a popular location adjacent to the seafront. Close by you will find a range of day-to-day amenities, a large Aldi and Ravenside retail park. Within close proximity there is transport links and schools for all ages.

Exterior

There is a low-maintenance frontage to the property with an area for bin storage. The rear garden features two tiers of decking to the immediate rear, steps lead down to an area of lawn with well-established raised flower bed borders, feature bench to the rear, enclosed with close board timber fencing, the garden enjoys a pleasant sunny aspect and an outside tap.

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