



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

22 Glenleigh Park Road, Bexhill-on-Sea, East Sussex
£635,000 TN39 4EH
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

An exceptional detached house featuring a substantial two-storey extension, modern fixtures and fittings, a large rear garden, with an abundance of natural light. Among the generously sized and versatile accommodation are; a welcoming reception hall with an enclosed porch. Presently, the living room serves as a playroom/office with a bay window. A fantastic extension to the original house, the kitchen/dining room features tiled flooring and matching wall and base units. A dishwasher, two electric ovens, a 5-ring induction hob, and a tower fridge are integrated into the kitchen. A bi-folding door leads to the rear garden from the dining area, which is open to the family room. In addition, there is a utility room, a cloakroom, and an integral garage on the ground floor. The landing gives access to four good-sized double bedrooms on the first floor. There is a Juliet balcony in the master suite as well as a modern shower room and built-in wardrobes. The home also features a modern family bathroom and a pull-down staircase leading to the partially boarded and insulated loft. Furthermore, the property benefits from gas central heating and double glazing.

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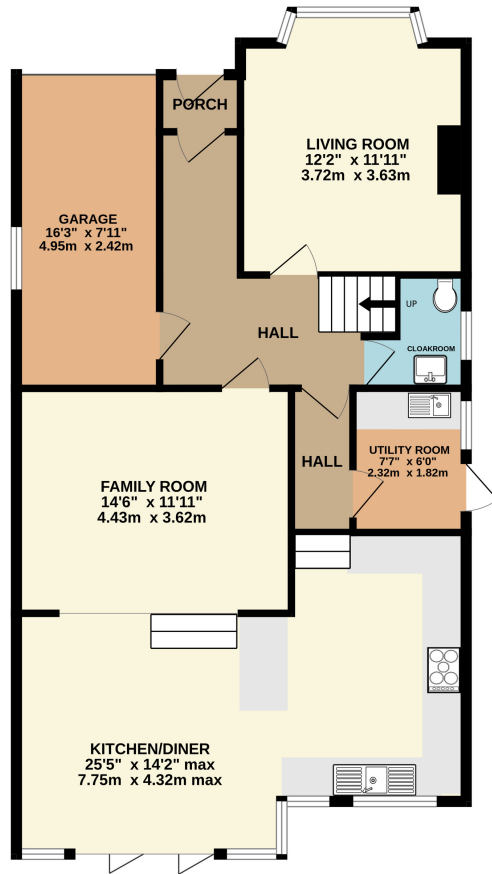
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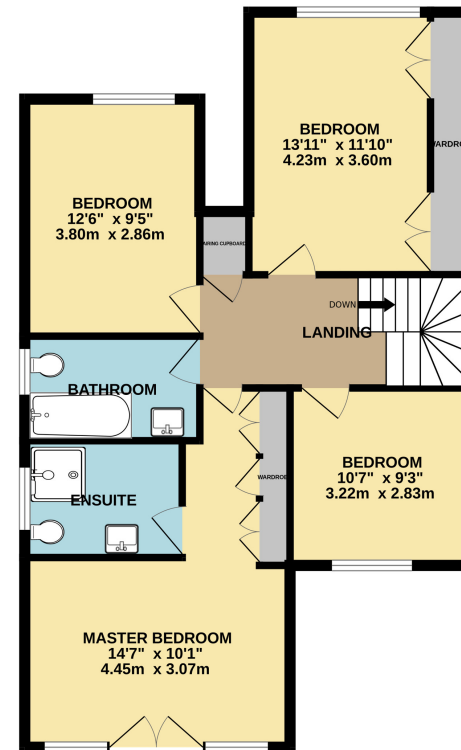
Key Features:

- Exceptional Detached House
- Two Bathrooms
- Large Rear Garden
- Two Storey Extension
- Four Bedrooms
- Impressive Kitchen/Diner
- Popular Glenleigh Park Location
- Off Parking & Integral Garage

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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Exterior

There is a small garden and off-road parking at the front of the property. The attractive rear garden is predominately laid to lawn with well-established plants, shrubs and trees. There is a built-in garden bench with a pergola, BBQ and patio, ideal for alfresco dining. Additionally, there is an external power supply and three garden sheds.

Location

Bexhill's seafront promenades, town centre, and mainline railway station are just over a mile away. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. There is a well-regarded nursery, primary and secondary school all within walking distance of the property, as well as a local convenience store and bus stops.

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