



143 Bulverhythe Road, St Leonards-  
on-Sea, East Sussex TN38 8AF



## PROPERTY DESCRIPTION

A spacious well presented 3 bedroom older style semi detached house situated in this popular part of St Leonards within easy access of the beach, shops and West St Leonards Train station. Other notable features include 2 separate reception rooms, ground floor Wc, good sized kitchen, refitted bathroom with separate shower, and lovely south facing garden. EPC D

## FEATURES

- Spacious Three Bedroom Semi-Detached House
- Popular Location In St Leonards
- South Facing Garden
- Two Reception Rooms
- Refitted Bathroom With Separate Shower
- Ground Floor W/C
- Double Glazing With Gas Boiler and Radiators
- Very Well Presented Throughout
- Close Walking Distance To The Seafrost
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to good sized entrance hall with radiator, under stairs storage cupboard, dado rail and picture rail.

### Ground Floor WC

Ground floor WC with low level cistern, double glazed frosted glass window

### Living Room

14' 4" x 11' 2" (4.37m x 3.40m) With fireplace with inset log burner, radiator, sliding patio door leading onto rear garden.

### Dining Room

15' 9" x 13' 8" (4.80m x 4.17m) into bay With fireplace, radiator, picture rail, double glazed bay window with outlook to front.

### Kitchen

17' 7" x 10' 5" (5.36m x 3.17m) narrowing to 8'4" With range of fittings comprising double double bowl single drainer sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in range cooker with cooker hood over, built-in dishwasher, space for washing machine and fridge freezer, further appliance spaces, concealed Worcester Combi gas boiler, ceiling spotlighting, radiator, two double glazed windows and double glazed door leading onto rear garden.

### Landing

Stage rising from ground floor entrance to 1st floor landing. A good sized landing with radiator, hatch to to loft space with retractable loft ladder, double glaze window to side.



### Bedroom 1

12' 9" x 11' 3" (3.89m x 3.43m) With radiator, picture rail double glazed window with outlook to front.

### Bedroom 2

14' 0" x 11' 2" (4.27m x 3.40m) With radiator, picture rail, double glazed window with outlook to rear.

### Bedroom 3

8' 8" x 8' 5" (2.64m x 2.57m) With radiator, picture rail, double glazed window with outlook to front.

### Bathroom

10' 8" x 8' 8" (3.25m x 2.64m) With white suite comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basin with storage cupboards below, separate shower with glass doors and chrome fittings, radiator, part tiling to walls, ceiling spotlighting, frosted glass double glazed window.

### Outside

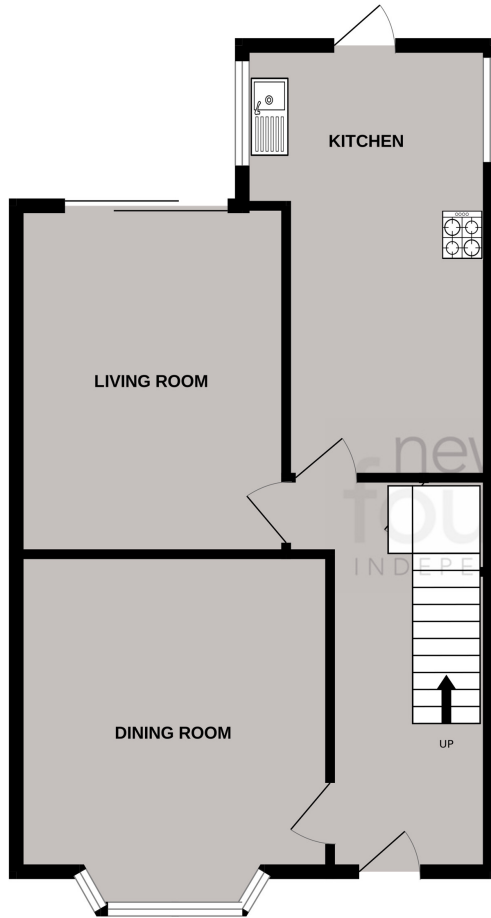
Lovely rear garden facing in a southerly direction and measuring approx 38' with area of lawn, flower and shrub borders, patio, timber shed, gated access down the side of the property to the front.

Small area of front garden with boundary brick wall.

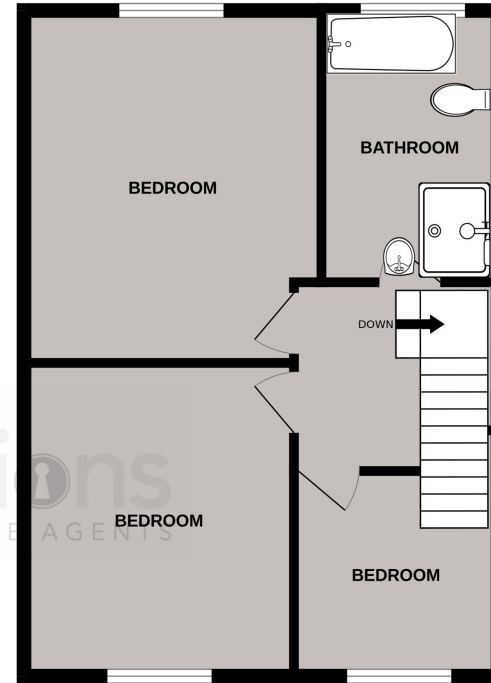


# FLOORPLAN

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

