



32 GLENLEIGH AVENUE, BEXHILL ON SEA, EAST SUSSEX TN39 4EQ

£500,000 FREEHOLD



ENTRANCE PORCH

Accessed via double glazed door, further glazed inner door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor landing, stripped wood flooring, picture rail, radiator.

CLOAKROOM/WC

Double glazed window to the side, low level WC, pedestal wash hand basin with tiled splash-back, radiator, space and plumbing for washing machine.

LIVING ROOM

14' 0" x 11' 10" into bay (4.27m x 3.61m into bay) Double glazed bay window to the front, stripped wood flooring, picture rail, feature fireplace with inset electric fire, radiator.

SECOND LIVING ROOM

15' 0" x 12' 2" (4.57m x 3.71m) Double glazed windows and door to the rear with the latter giving access into the conservatory, two radiators, picture rail, feature fireplace with inset gas coal effect fire, wall lights.

CONSERVATORY

14' 11" x 12' 7" (4.55m x 3.84m) Double glazed with glass roof, tiled flooring, door giving access onto the garden, return door to the kitchen.

KITCHEN

18' 1" x 12' 11" (5.51m x 3.94m) A dual aspect room having double glazed windows the side and rear, double glazed door to the side, fitted kitchen comprising range of matching wall and base units with work surfaces over, fitted Bosch electric hob with extractor hood over and double oven below, integrated fridge/freezer and dishwasher, wine rack, tiled flooring, space for tumble dryer.

GUEST BEDROOM

11' 6" x 7' 5" (3.51m x 2.26m) A dual aspect room having double glazed windows to the front and side, electric heater, laminate flooring, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle with unit, heated towel rail, cupboard housing gas fired boiler, extractor fan, laminate flooring.

FIRST FLOOR LANDING

Double glazed patterned obscured window to the side, access to loft space, airing cupboard housing hot water cylinder, further storage cupboard, carpet as fitted.

BEDROOM 1

12' 4" x 11' 11" (3.76m x 3.63m) Double glazed window to the rear overlooking the rear garden, radiator, ceiling spotlights, fitted wardrobes and dressing table, radiator, carpet as fitted.

BEDROOM 2

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to the front, radiator, picture rail, ceiling spotlights, stripped wood flooring.

BEDROOM 3

11' 7" x 9' 4" (3.53m x 2.84m) Double glazed window to the front, radiator, carpet as fitted.

SEPARATE WC

Double glazed frosted window to the side, low level WC, laminate flooring.

BATHROOM

Double glazed frosted window to the rear, panelled bath with mixer tap and shower unit over, wall mounted wash hand basin with mixer tap, heated towel rail, built-in storage cupboard, tiled walls, laminate flooring.

FRONT GARDEN

To the front of the property there is a small concrete driveway providing off road parking for one vehicle, two areas laid with shingle to either side, the front garden is enclosed with fencing to both sides and brick walls to the front.

REAR GARDEN

To the rear of the property there is a paved patio seating area leading to an good sized enclosed lawned garden, well stocked with trees shrubs and bushes, timber shed. The front garden has bushes to the front and side access to the rear garden.

OFF ROAD PARKING

To the front of the property there is an off road parking space.

AGENTS NOTES

Council Tax Band E

EPC Rating D

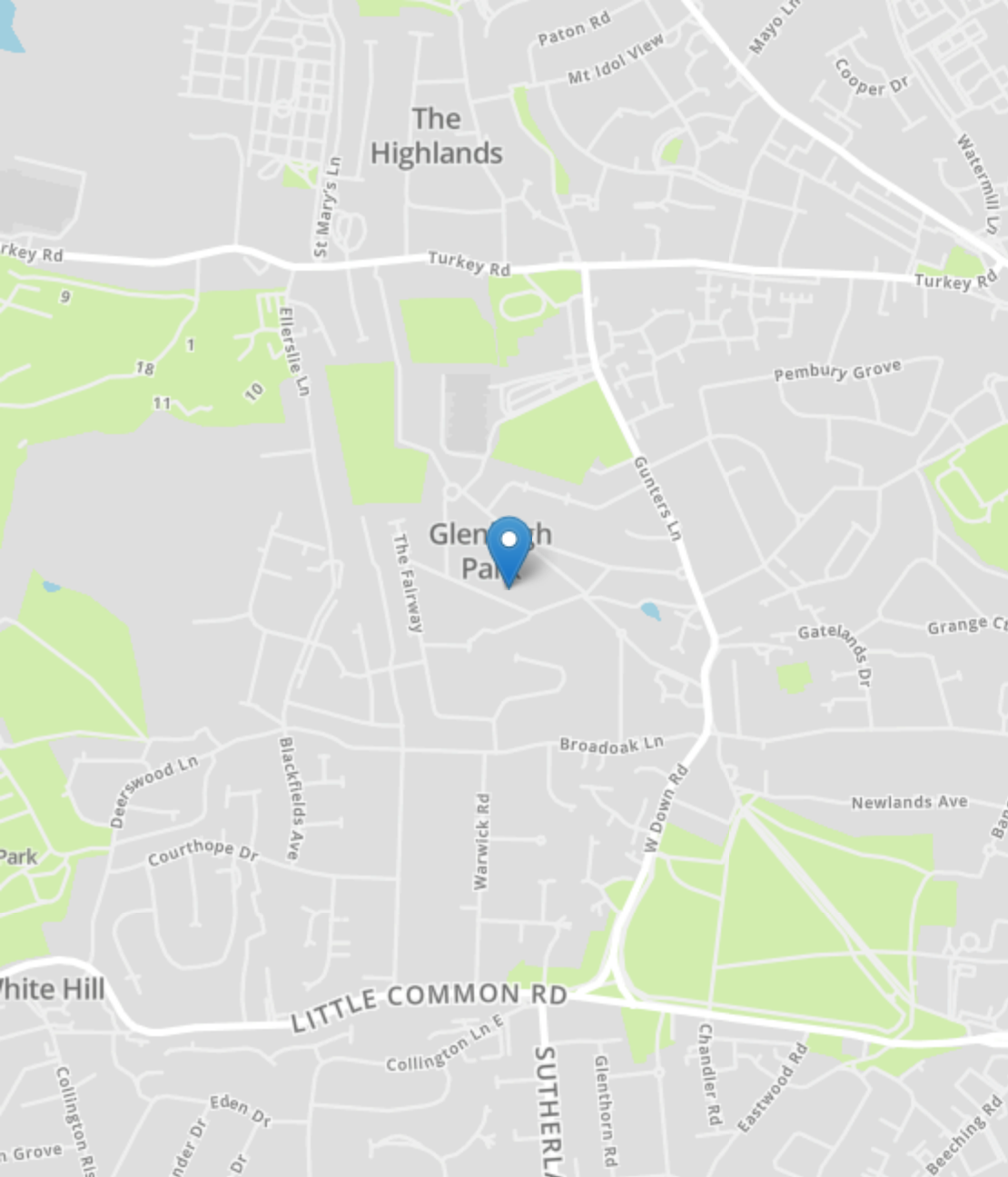
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





GROUND FLOOR

1ST FLOOR



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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