



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

29a Glenleigh Avenue, Bexhill-on-Sea, East Sussex  
TN39 4EG  
**£525,000**  
Offers Over

3 Bedroom

1 Bathroom

2 Reception







## AT A GLANCE...

This impressive detached house features stunning views toward sea and a large south-facing rear garden. Well situated in an increasingly popular location close to schools for all ages, the property is immaculate presented with modern fixtures and fitting and accommodation including; a welcoming reception hall leading to the spacious living room with double doors opening out to the rear garden. The modern fitted kitchen features matching wall and base units, an integrated dishwasher, washing machine and wine cooler. Additionally, there is space for further appliances and a door leading out to the side of the property. The ground floor also includes a dining room with a bay window and access into the study, ideal for those working from home.

The imposing landing on the first floor leads to a large double bedroom with stunning elevated views and two sets of built-in wardrobes. In addition, there are two further bedrooms and the first floor, a family bathroom suite, a cloakroom and a variety of storage cupboards.

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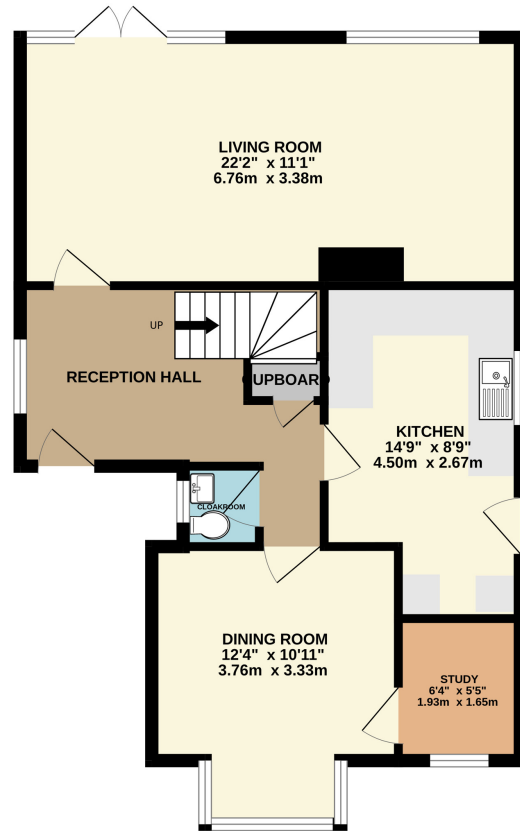
 3 Bedroom  1 Bathroom  2 Reception



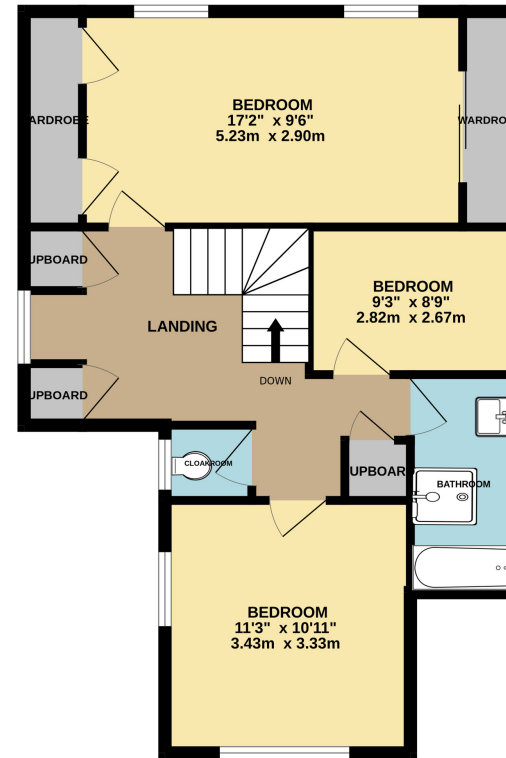
### Key Features:

- Impressive Detached House
- Large South-Facing Garden
- Immaculate Condition
- Three Bedrooms
- Stunning Roof Tops Views Towards The English Channel
- Two Reception Rooms
- Increasingly Popular Location
- Family Bathroom Suite + 2 Additional WC's

GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	65	80
EU Directive 2002/91/EC		

## Exterior

There is a driveway providing off road parking for multiple vehicles, an area of lawn with mature hedges, and access on both sides of the property. Featuring a large patio area for alfresco dining, the substantial rear garden is primarily laid to lawn. Woodchip areas, a summerhouse, mature plants, and hedges are also featured in the garden.

## 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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