



156 BEXHILL ROAD, ST LEONARDS ON SEA, EAST SUSSEX TN38 8BL

OFFERS OVER £550,000 FREEHOLD





**ENTRANCE HALL**

Accessed via double glazed door, radiator, understairs storage cupboard, stairs rising to the first floor landing, laminate flooring.

**BEDROOM 2**

12' 7" x 12' 5" (3.84m x 3.78m) Double glazed box bay window to the front overlooking the the front garden, radiator, ceiling spotlights, laminate flooring.

**BEDROOM 3**

11' 0" x 10' 7" (3.35m x 3.23m) Double glazed box bay window to the front, radiator, ceiling spotlights, laminate flooring.

**SHOWER ROOM/WC**

Two double glazed frosted windows to the rear, low level WC, vanity wash hand basin with mixer tap and storage below, heated towel rail, shower cubicle with unit and hand held attachment, ceiling spotlights, tiled walls and floor.

**KITCHEN**

18' 1" x 12' 1" (5.51m x 3.68m) Two double glazed windows to the side, further double glazed window and door to the rear with the latter opening into the utility room, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating 1.5 bowl single drainer sink unit with mixer tap, wall mounted gas fired boiler, under cabinet and base cabinet lighting, breakfast bar/island with built-in cupboards, built-in gas hob with extractor hood over, eye level double oven, integrated dishwasher, space for American style fridge/freezer, ceiling spotlights, tiled flooring.

**UTILITY ROOM**

7' 0" x 5' 7" (2.13m x 1.70m) Double glazed window and door to the rear with the latter giving access onto the rear garden, space and plumbing for washing machine, wine cooler fridge, space for tumble dryer, radiator, tiled flooring.

**CLOAKROOM/WC**

Double glazed window to the rear, low level WC, vanity wash hand basin with mixer tap and storage below, low level WC, radiator, ceiling spotlights, tiled flooring.

**MUSIC ROOM/DINING ROOM**

12' 7" x 12' 5" (3.84m x 3.78m) Double glazed double doors to the rear giving access onto the rear garden, ceiling spotlights, radiator, laminate flooring.

**LIVING ROOM**

24' 6" x 11' 10" (7.47m x 3.61m) A dual aspect room having double glazed windows to the rear and sliding double glazed doors to the front, three radiators, feature fireplace with inset electric fire, laminate flooring.

**FIRST FLOOR LANDING**

Provides access to the master bedroom.

**MASTER BEDROOM**

13' 6" x 10' 5" (4.11m x 3.17m) A dual aspect room having double glazed windows to the front with Velux style window to the rear, access to loft space, ceiling spotlights, built-in storage cupboard, carpet as fitted.

**EN-SUITE BATHROOM**

Double glazed Velux style window to the side, fitted suite comprising panelled bath with mixer tap and shower attachment, low level WC with concealed cistern, vanity wash hand basin with mixer tap and storage below, shower cubicle with unit and hand held attachment, ceiling spotlights, heated towel rail, tiled walls and floor.

**FRONT GARDEN**

The front garden is accessed via a long driveway with two iron gates leading to a brick paved parking area providing ample parking for multiple vehicles, further area of lawned garden containing flower beds and borders, insulated timber summer house with power and light provided, front access to the workshop, side access to the rear garden.

**WORKSHOP**

20' 0" x 11' 6" (6.10m x 3.51m) Power and light provided, door to rear garden, double doors to the front.

**REAR GARDEN**

The rear garden is enclosed with wooden fencing and has a paved patio seating area, further area of lawned garden, wooden gazebo style hut with seating area and central fire, there is a further area of garden beyond the fencing containing various trees and bushes.

**AGENTS NOTES**

Council Tax Band D

EPC Rating C

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

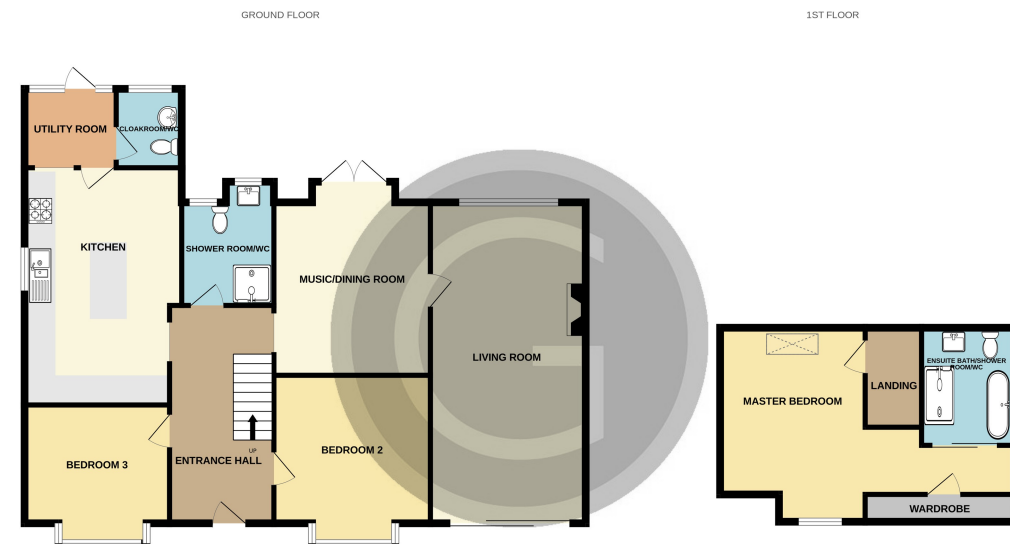
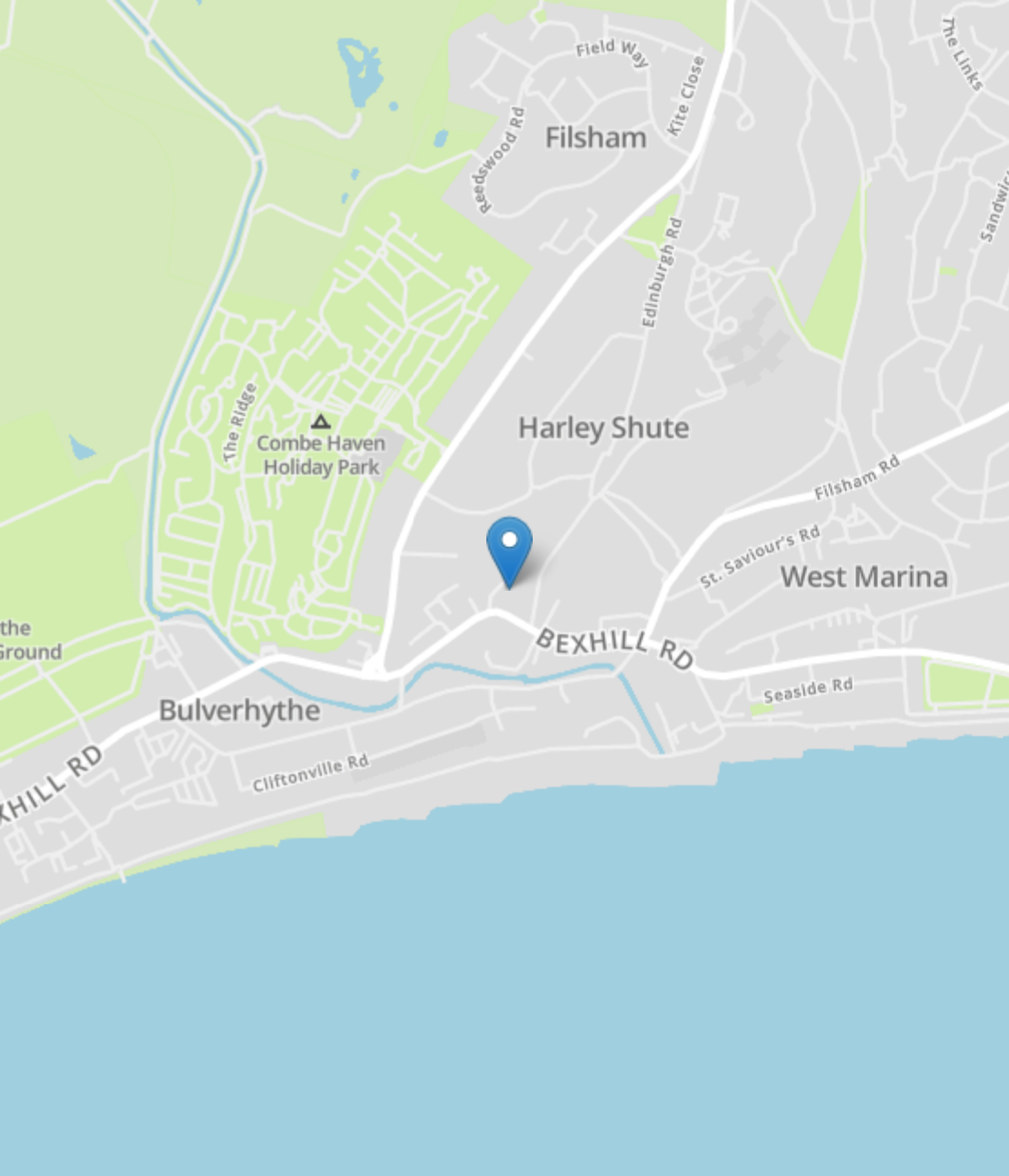
**DISCLAIMER PROPERTY DETAILS**

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.









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.  
Made with Metriq ©2025