



8 Leopold Road, Bexhill-on-Sea, East  
Sussex TN39 3PF



## PROPERTY DESCRIPTION

A character 2 bedroom Victorian house situated in the heart of the town centre. The current owner has been in the house for 23 years. The accommodation comprises entrance hall, Sitting/Dining room, modern fitted kitchen, utility room, family bathroom, courtyard garden. The property was re-rendered and repainted on the front in 2025 and the double glazed windows to the front were replaced 2024. EPC-C

## FEATURES

- Character 2 Bedroom House
- Council Tax Band - B
- Living/Dining Room
- Modern Fitted Kitchen
- Utility Room
- Family Bathroom
- Gas Boiler And Radiators
- Double Glazed
- Courtyard Garden





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via double glazed front door, radiator, wood effect flooring, door to;

### Sitting/Dining Room

11' 8" x 11' 1" plus bay (3.56m x 3.38m) Sitting area: Having double glazed bay window with a westerly aspect and outlook to front, built-in storage cupboard housing gas meter with internet point above, radiator, two display shelves over, feature brick built fireplace with timber beam with fitted log burner and hearth, wood effect flooring, spotlights.:

### Dining Area

12' 4" x 11' 6" (3.76m x 3.51m) Radiator, feature glass wall, three built-in storage cupboards, one with electricity, coat hanging space and shoe storage area, two other cupboards, one with light, wood effect flooring.

Opening through to:

### Kitchen

8' 4" x 7' 5" (2.54m x 2.26m) Having been re-fitted with single drainer sink unit with mixer tap and cupboards under, two large double glazed windows overlooking the garden, working surface with cupboard below, built-in four ring gas hob with electric oven below and extractor over, matching wall mounted cupboards to either side, part tiled walls, wood effect flooring, spotlights, opening through to the utility room.

### Utility Room

5' 0" x 5' 0" (1.52m x 1.52m) Double glazed door giving access to the garden and double glazed window, working surface with plumbing for washing machine and space for tumble dryer below with wall mounted cupboard over.

### First Floor Landing

Stairs rising from the ground floor, double glazed window, access to loft space, wood effect flooring, large built-in storage cupboard.

### Bedroom One

13' 3" x 9' 8" (4.04m x 2.95m) Double glazed windows with outlook to the front of the property, radiator, wood effect flooring.

### Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m) Double glazed window with outlook to the rear of the property, wood effect flooring, radiator.

### Bathroom

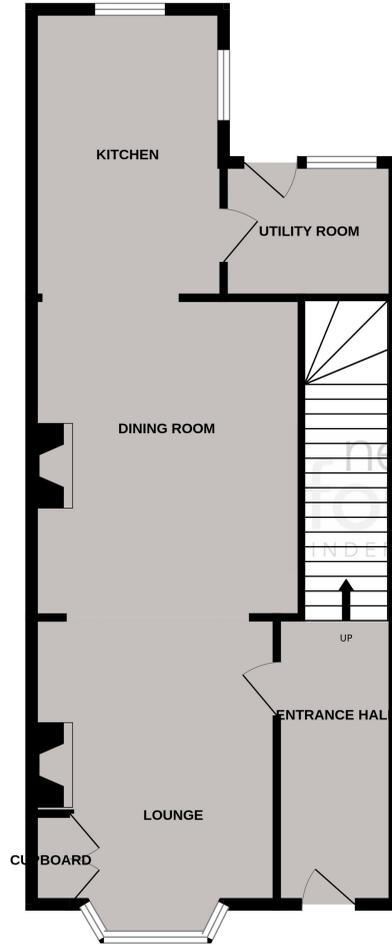
P-shaped bath with independent shower over and glass screen, wash hand basin with mixer tap and storage cupboards under, low-level WC with further storage to one side, wall mounted gas boiler, part tiled walls, frosted double glazed window.

### Outside

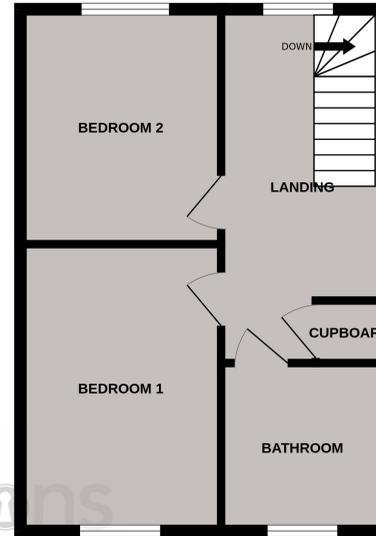
The property benefits from a cottage style courtyard garden laid to patio and screened by ornamental wall.

# FLOORPLAN

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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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		72	80
England, Scotland & Wales		EU Directive 2002/91/EC	

