



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£550,000** Glenleigh Avenue, Bexhill-on-Sea TN39 4EQ  
4 Bedroom 2 Bathroom 3 Reception  
Offers in excess of







## AT A GLANCE...

Here is a great opportunity to purchase a beautiful 1930s detached house. Located in a popular neighbourhood close to Schools for ages, the house offers abundant character and charm alongside modern fixtures and fittings with accommodations including ; Featuring matching wall and base units with integrated Bosch appliances including a dishwasher, an under counter freezer and a tower fridge, the kitchen/diner has a modern dual aspect design. The kitchen boasts granite work surfaces, marble flooring, fitted breakfast table and access to the conservatory enjoying views of the rear garden. There are two further reception rooms on the ground floor, both of which are currently used as living rooms and have feature fireplaces. There is a ground floor cloakroom/utility room and the garage has been converted to create a dual aspect bedroom/study with an en-suite shower room. The first floor boasts three double bedrooms, with one featuring extensive fitted furniture. A bathroom with an adjacent cloakroom is also included. The property is double glazed, has gas central heating powered by a condenser boiler installed in 2021, a new consumer unit installed in 2022 and a new Aqualisa Quartz shower installed in 2025.



### Key Features:

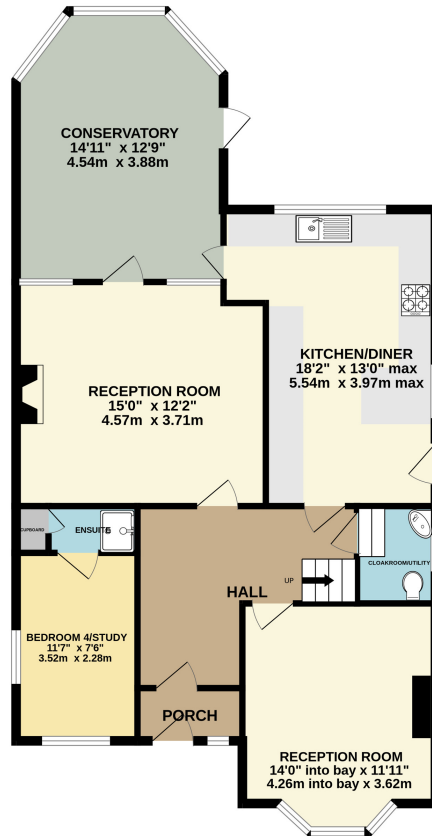
- 1930s Detached House
- Four Bedrooms
- Three Reception Rooms
- Off Road Parking
- Popular Location Close To Schools For All Ages
- Two Bathrooms
- Large Rear Garden

32 Glenleigh Avenue, Bexhill-on-Sea, East Sussex, TN39 4EQ

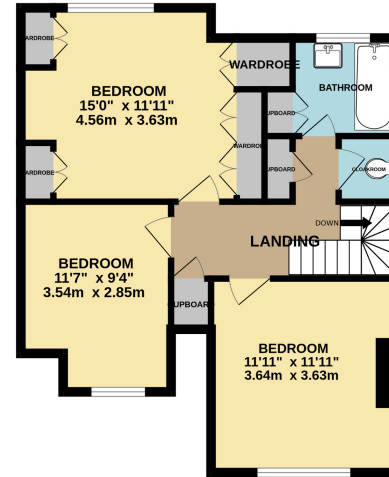
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GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 74        |
| (55-68)                                     | <b>D</b> | 59                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

## Outside

The front of the property has a small low-maintenance garden and off-road parking. The generously sized rear garden is predominantly laid to lawn with a large patio area ideal for alfresco dining. There is gated access to the front of the property and a garden shed.

## Location

Bexhill's seafront promenades, town centre, and mainline railway station are just 1.7 miles away. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. There is a nursery, primary and secondary school within walking distance of the property, as well as a convenience store. The Glenleigh Park area of Bexhill is popular with people of all ages.

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