



11 Leopold Road, Bexhill-on-Sea, East Sussex, TN39 3PF  
Three Bedroom Terraced Character House £250,000 - Freehold





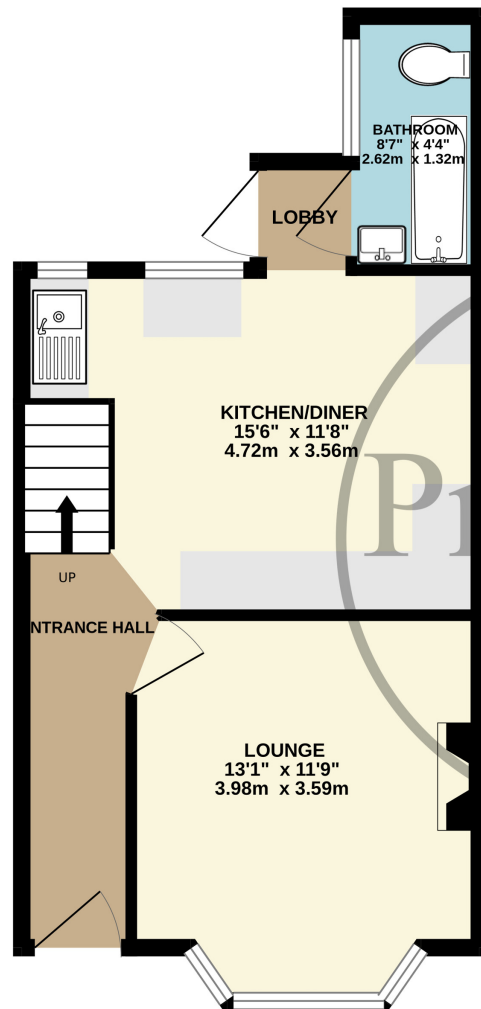




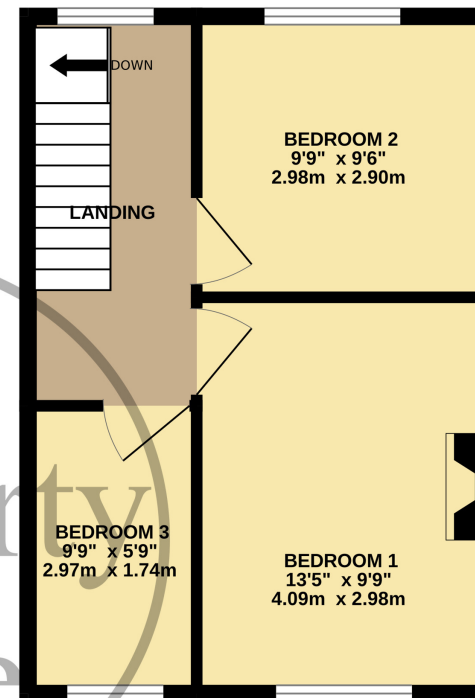
Property Cafe are delighted to present to the market this excellent three bedroom, mid terrace, character property for sale positioned in the heart of Bexhill town centre. Accommodation and benefits include; An entrance hall perfect for storage for coats and shoes in addition to giving access to the main ground floor rooms; Spacious lounge with feature bay window & fire place, offering an ideal space to relax and entertain; Large kitchen/diner with ample cupboard & worktop space; Ground floor family bathroom consisting of bath & overhead shower, wash basin and WC. Upstairs comprises of a light and airy landing and three well proportioned bedrooms including feature fire places in bedrooms one & two. Externally there is an east facing courtyard garden. The property is offered for sale in good condition throughout, double glazed, gas central heated and is to be sold with no onward chain. We recommend you view at your earliest convenience.



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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**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1985.16  
**Parking Types:** Permit.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Mid-Terrace House For Sale
  - Spacious Lounge With Feature Fireplace
    - Kitchen/Diner.
  - Ground Floor Family Bathroom
  - Three Well Proportioned Bedrooms
    - Courtyard Style Garden

- Character Property
  - Good Decorative Order Throughout
  - Sought After Town Centre Location
  - Gas Central Heated & Double Glazed
    - Sold With No Onward Chain
  - Viewing Highly Recommended