



514 Bexhill Road, St Leonards-on-Sea,
East Sussex TN38 8AY



PROPERTY DESCRIPTION

A well presented three bedroom semi-detached house which has undergone considerable improvement by the current vendor. The property is ideally situated within easy reach of Ravenside Retail Park & Glyne Gap Beach whilst also being on the 99 bus route. The accommodation comprises; entrance porch with storage, entrance hall, bay fronted south facing lounge with double doors through to the stunning re-fitted kitchen/diner, ground floor cloakroom/WC, three bedrooms and a family bathroom. Outside there is off road parking for two cars, a good size rear garden measuring approximately 70ft and a garden room/office with store room. EPC - D.

FEATURES

- Three Bedroom Semi-Detached House
- Refurbished By The Current Vendor
- Bay Fronted South Facing Lounge
- Sought After West St Leonards Location Within A Short Walk Of The Retail Park & Beach
- Stunning Re-Fitted Kitchen/Dining Room
- Office With Power, Lighting & Heating In The Garden
- Off Road Parking For Two Cars
- Good Size 70ft Rear Garden
- Recently Installed Gas Boiler With The Remainder Of The Warrantee
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC door with double glazed insert, double glazed window to the front, coats cupboard, shoe cupboard.

Entrance Hall

Accessed via wooden door with glazed insert, double glazed window to the side, stairs rising to the first floor, radiator, under-stairs cupboard.

Lounge

13' 10" into bay x 10' 10" (4.22m into bay x 3.30m)
Double glazed bay window to the front, feature fireplace with inset log burner and brick surround, double doors leading to the kitchen.

Kitchen/Diner

6' 9" reducing to 13' 7" x 10' 9" (5.11m reducing to 4.14m x 3.28m) Double glazed window and door to the rear with the latter leading to the garden, spotlights, a stunning recently re-fitted kitchen comprising; a range of wood effect working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring induction hob with stainless steel extractor fan over and glass splashback, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; dishwasher, washing machine and eye level double oven and grill, space for tall fridge/freezer, space for table and chairs.

WC

Double glazed patterned window to the side, spotlight, low level WC, wash hand basin with chrome mixer tap, cupboard under and tiled splashback

Landing

Double glazed window to the side, cupboard housing recently installed gas boiler.

Bedroom One

13' 10" into bay x 10' 10" (4.22m into bay x 3.30m)
Double glazed bay window to the front with sea views, radiator.

Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m) Double glazed window to the rear overlooking the garden, radiator.

Bedroom Three

7' 11" x 5' 11" (2.41m x 1.80m) Double glazed window to the rear overlooking the garden, access to loft space via hatch, radiator.

Bathroom

Double glazed patterned window to the side, a modern fitted three piece suite comprising; low level WC, wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and Mira electric shower over

Outside

To the front of the property there is off road parking for two cars, gated side access.

The rear garden measures approximately 70ft in length.

Adjacent to the rear of the property there is a patio area, steps to the first area of garden which is laid to lawn, outside power point, decked area ideal for table and chairs, further area of lawn, another decked area with pergola, pathway running the full length of the garden, planted and shingle border, gated side access.

Garden Room/Office

10' 11" x 9' 6" (3.33m x 2.90m)

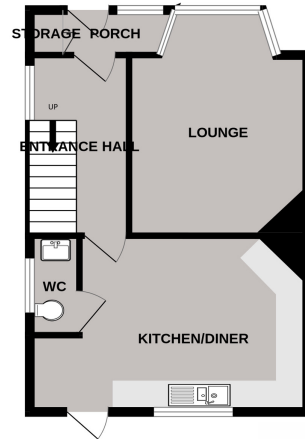
Accessed via UPVC door with double glazed insert, double glazed window, power points, lighting, wall mounted electric heater.

Storage Room

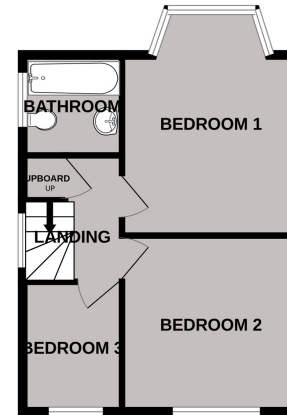
7' 6" x 3' 7" (2.29m x 1.09m)

FLOORPLAN

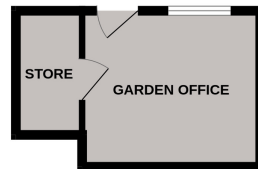
GROUND FLOOR



1ST FLOOR



new
foundations
INDEPENDENT ESTATE AGENTS



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+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

