




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

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

£285,000

 3 Bedroom

 1 Bathroom

 2 Reception



AT A GLANCE...

This well-positioned three-bedroom semi-detached home occupies a sought-after location on the border of Bexhill and St Leonards, offering delightful sea views and convenient access to local amenities. Situated less than 500 yards from Glyne Gap beach and Ravenside Retail Park, the property combines coastal living with everyday practicality.

Offered to the market with no onward chain, this home presents an excellent opportunity for buyers looking for a project with potential. Despite requiring some updating, the property benefits from a recently installed boiler and boasts well-proportioned accommodation throughout.

The ground floor comprises an enclosed entrance porch leading into a welcoming inner hallway. The bright living room features a charming bay window and a feature fireplace, creating an inviting space to relax. To the rear, the generously sized kitchen/diner is fitted with a range of matching wall and base units, includes a useful larder, and provides ample space for appliances and dining. A door from the kitchen leads to a separate utility room, offering additional storage, plumbing for appliances, and direct access to the rear garden.

Upstairs, the property continues to impress with far-reaching sea views from the front elevation and pleasant inland views to the rear. There are three well-proportioned bedrooms, along with a family bathroom. With its prime location, sea views, and significant potential for improvement, this property represents a fantastic opportunity to create a wonderful coastal home. Early viewing is highly recommended to fully appreciate all that is on offer.



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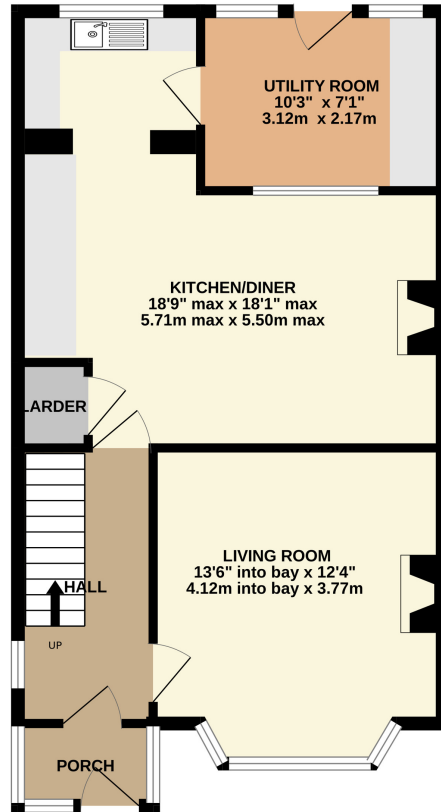
 3 Bedroom  1 Bathroom  2 Reception

Key Features:

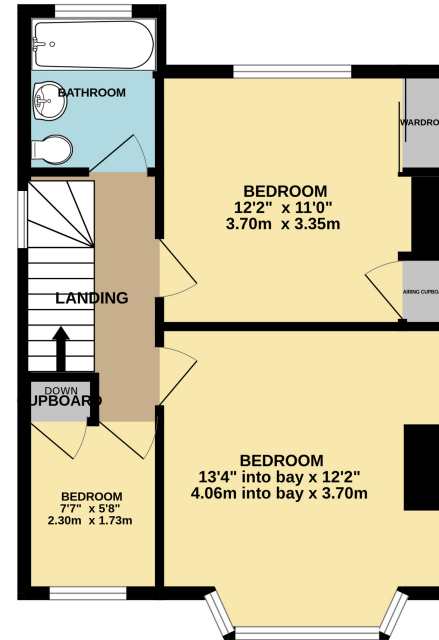
- Semi Detached House
- Beautiful Sea Views
- Two Reception Rooms
- In Need Of Modernisation
- Under 500 Yards To Glyne Gap Beach & Ravenside Retail Park
- Three Bedrooms
- Kitchen With Separate Utility Room
- Newly Installed Boiler


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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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Exterior

To the front of the property, there is a small, manageable garden enjoying an elevated position, allowing you to take full advantage of the attractive sea views.

The rear garden is predominantly laid to lawn and features a variety of well-established plants, shrubs, and trees, including fruit trees, creating a pleasant and private outdoor space.

There is also access to a generous garage measuring approximately 5.4m x 4.64m, which benefits from both power and lighting, making it ideal for storage, a workshop, and parking.

Location

The property is situated in a popular residential area, well served by a range of highly regarded local schools, including well-regarded primary schools, St Richard's Catholic College rated Outstanding by Ofsted and Bexhill Sixth Form College. For commuters, West St Leonards railway station is approximately 1.6 miles away, providing regular services to Hastings, Eastbourne, Brighton, Gatwick Airport, and London Victoria.

Everyday amenities are conveniently close at hand, with Ravenside Retail Park and Glyne Gap beach both within easy walking distance, along with nearby bus routes offering excellent local connectivity.

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