



ESTATE AGENTS

**52, Bexleigh Avenue, St Leonards-on-sea, TN38 8BB**

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**Offers In Excess Of £325,000**

PCM Estate Agents welcome to the market this EXTENDED AND MUCH IMPROVED THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE, positioned on this incredibly sought-after road within West St Leonards, with STUNNING VIEWS off the rear, OFF ROAD PARKING and well-appointed accommodation throughout.

Upon entering the property, you are greeted by a welcoming entrance hall, from here, you can access the BAY FRONTED LIVING ROOM and an IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM with access onto the garden, with LOVELY VIEWS beyond onto the reed beds. There is also a ground floor practical CLOAKROOM. To the first floor the spacious landing provides access to a MASTER BEDROOM with ample storage and a LUXURIOUS BATHROOM, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS with built in storage. VIEWS can be enjoyed from various rooms throughout the house, including VIEWS OF THE SEA and over Combe Valley Country Park.

Conveniently positioned close to amenities within Ravenside Retail Park within Bexhill, Bexhill/St Leonards seafront, popular schooling establishments and countryside walks within Combe Valley.

Please call the owners agents now to book your viewing.

#### **COMPOSITE DOUBLE GLAZED DOOR**

Located at the side of the property, leading to:

#### **ENTRANCE HALL**

Double radiator, wood flooring, stairs rising to upper floor accommodation, coving to ceiling, telephone point, two double glazed windows either side of the composite door, double glazed window to front aspect.

#### **CLOAKROOM**

Tiled flooring, ample space for hanging coats and storing shoes, low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, radiator, double glazed window with pattern glass to rear aspect.

#### **LIVING ROOM**

14'4 x 14' (4.37m x 4.27m)

Two double radiators, television point, coving to ceiling, fireplace with inset gas living flame fire, double glazed bay window to front aspect.

#### **KITCHEN-DINING ROOM**

25' x 12'1 narrowing to 10'11 (7.62m x 3.68m narrowing to 3.33m)

Modern and built with matching range of eye and base level cupboards and drawers with worksurfaces over, gas cooker with double oven and fitted cooker hood over, inset drainer-sink unit with mixer tap, space for appliances including washing machine and tall fridge freezer, breakfast bar seating area, tiled flooring, part tiled walls, under stairs storage cupboard, two radiator's, down lights, coving to ceiling, ample space for large dining table,

double glazed windows and French doors opening onto the garden, with stunning views over the reed beds and beyond, there are also some partial sea views.

#### **FIRST FLOOR LANDING**

Spacious with staircase rising to upper floor accommodation, doors to:

#### **MASTER BEDROOM**

12'8 into bay x 14' (3.86m into bay x 4.27m )

Access to eaves storage, windows to both front and side elevations, coving to ceiling, radiator, built in cupboard/ wardrobe, double glazed bay window to front aspect with lovely views over the road.

#### **LUXURIOUS BATHROOM**

12'3 x 7'3 (3.73m x 2.21m)

P shaped panelled bath with mixer tap, shower over bath with chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wall mounted LED mirror, heated towel rail, tiled walls, tiled flooring, built on cupboard housing the gas boiler and offering additional storage space, double glazed window with pattern glass to rear aspect.

#### **SECOND FLOOR LANDING**

Leading to:

#### **BEDROOM**

14'11 x 10' (4.55m x 3.05m)

Cupboard over the stairs, further large storage cupboard with shelving, radiator, coving to ceiling, double aspect with double glazed windows to side and rear elevations having views over the garden and far reaching views over the reed beds, including views of the sea.

#### **BEDROOM**

13'9 x 10'10 (4.19m x 3.30m )

Cupboard over the stairs, radiator, built in cupboard, dual aspect room with double glazed window to side and front elevations, with views over Bexleigh Avenue, including views of the sea over neighbouring rooftops.

#### **FRONT GARDEN**

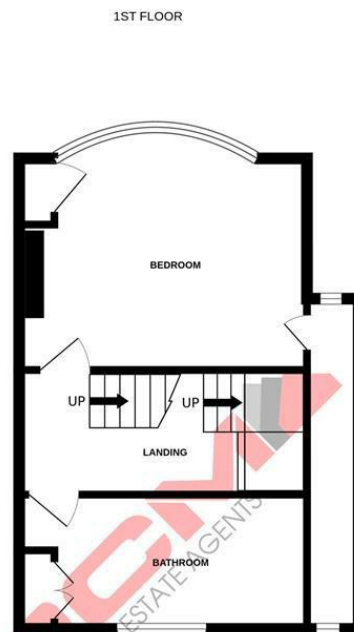
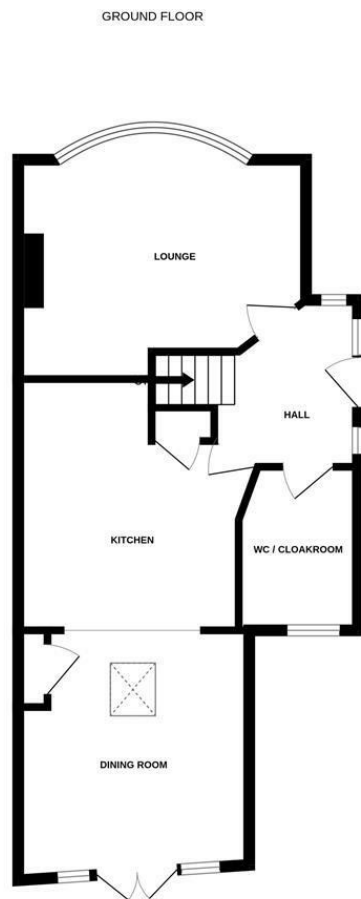
Block paved driveway providing off road parking, pathway to front door, located at the side of the property, and gated side access to rear garden.

#### **REAR GARDEN**

Good size with two decked patio areas, storage beneath one of the decked patio's, area of lawn, hedged boundaries, wooden shed and lovely views over the reed beds, including some views of the sea. Offering a peaceful and tranquil setting, with plenty of nature and birds etc.

Council Tax Band: B





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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