

# JOHN BRAY & SONS



28 Conqueror Road  
, St. Leonards-On-Sea, TN38 8DD

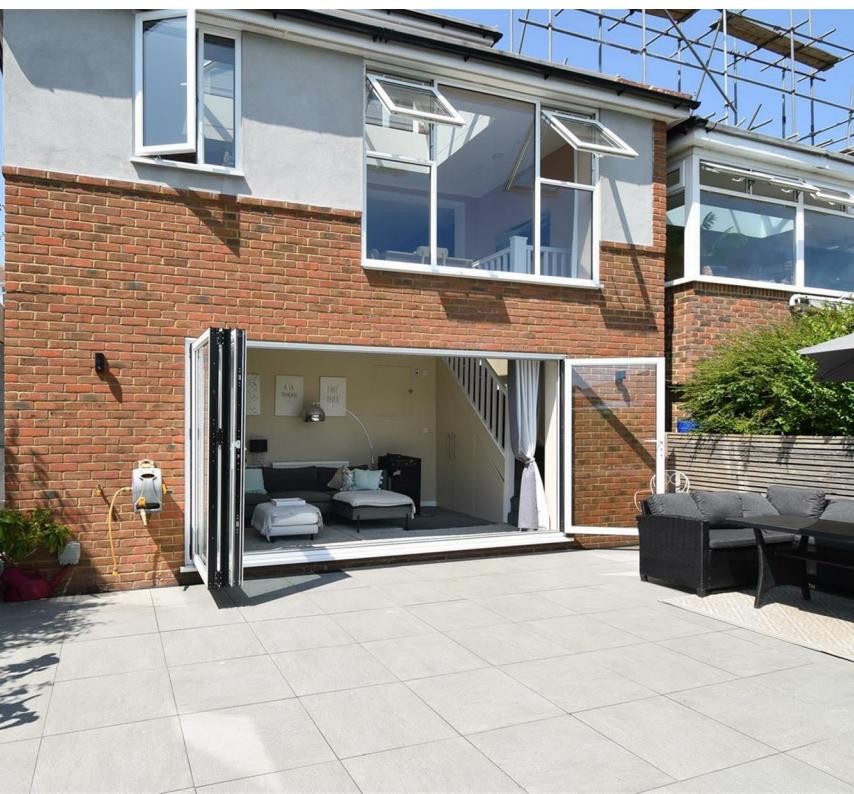
Offers In Excess Of £475,000

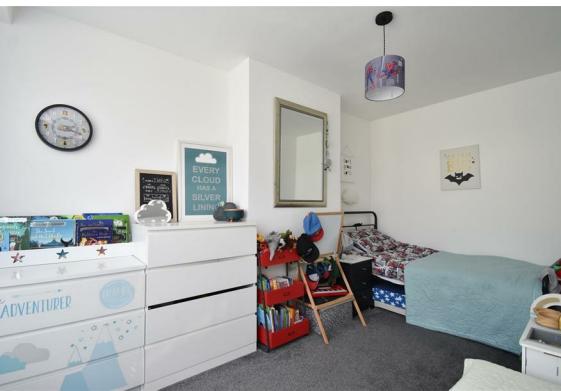
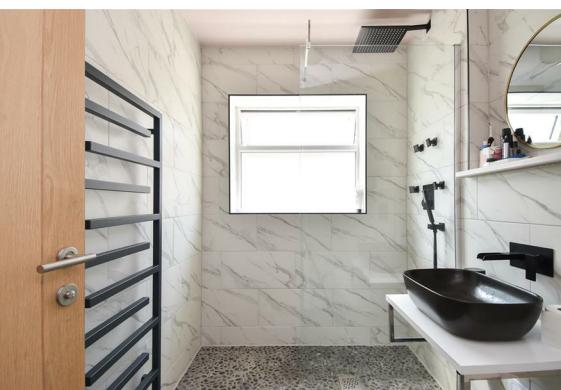
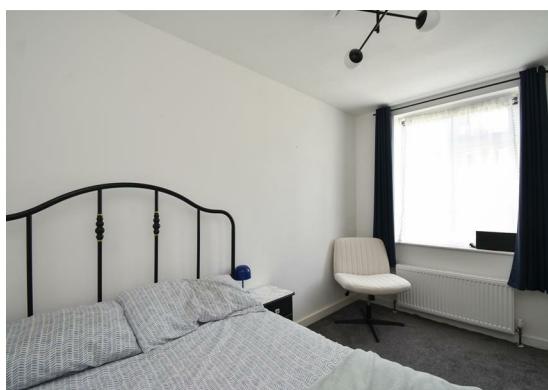


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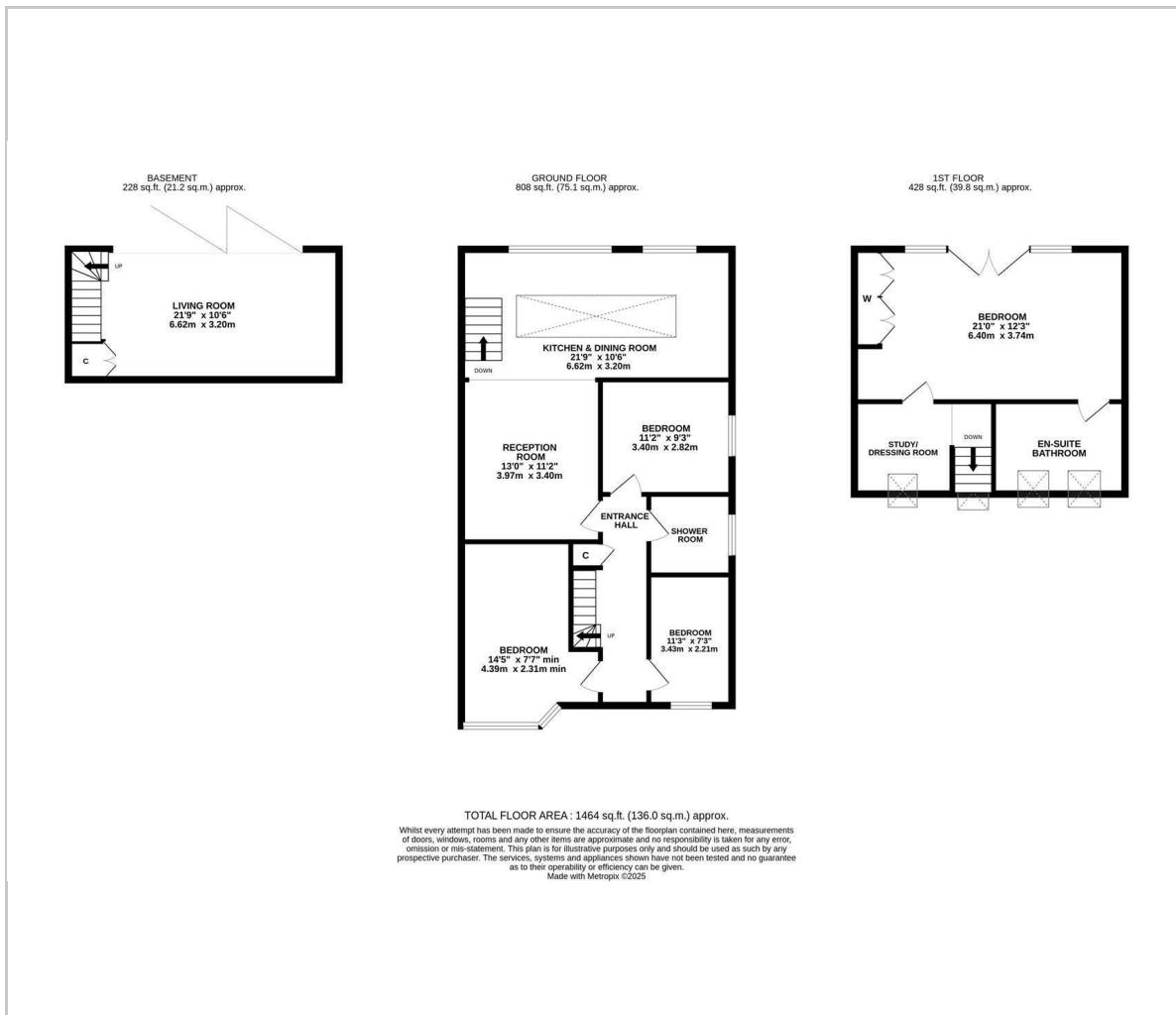
The property: an attractive four bedroom three storey chalet style bungalow located in West St Leonards. The accommodation has undergone a sympathetic restoration by the current owners, having been extended and remodelled to offer accommodation comprising a well proportioned living room spanning the lower level with bi-folding doors providing access to the landscaped rear garden, whilst on the ground floor there is an 'L' shaped kitchen, dining space and living space with two large windows framing a Southerly aspect and direct sea views; this sociable space acts as the hub of the family home. The kitchen is fitted with modern units with built-in appliances and a skylight providing lots of natural light. There are also three double bedrooms and a contemporary shower room on this floor. The upper floor houses the impressive principal suite with picture windows and double doors opening to a Juliet balcony, there is a large en-suite bathroom with a freestanding bathtub and additional shower enclosure, together with a dressing area/study. From the rear of the property there are far reaching views along the coastline and externally the rear garden having been landscape provides a large patio with a generous expanse of lawn beyond to provide the perfect space for family life, there is also handy side access. At the front of the property there are two driveways each providing off road parking for one vehicle, maintained by rendered walls. Offering a versatile layout and panoramic views, this beautiful home is not to be missed.



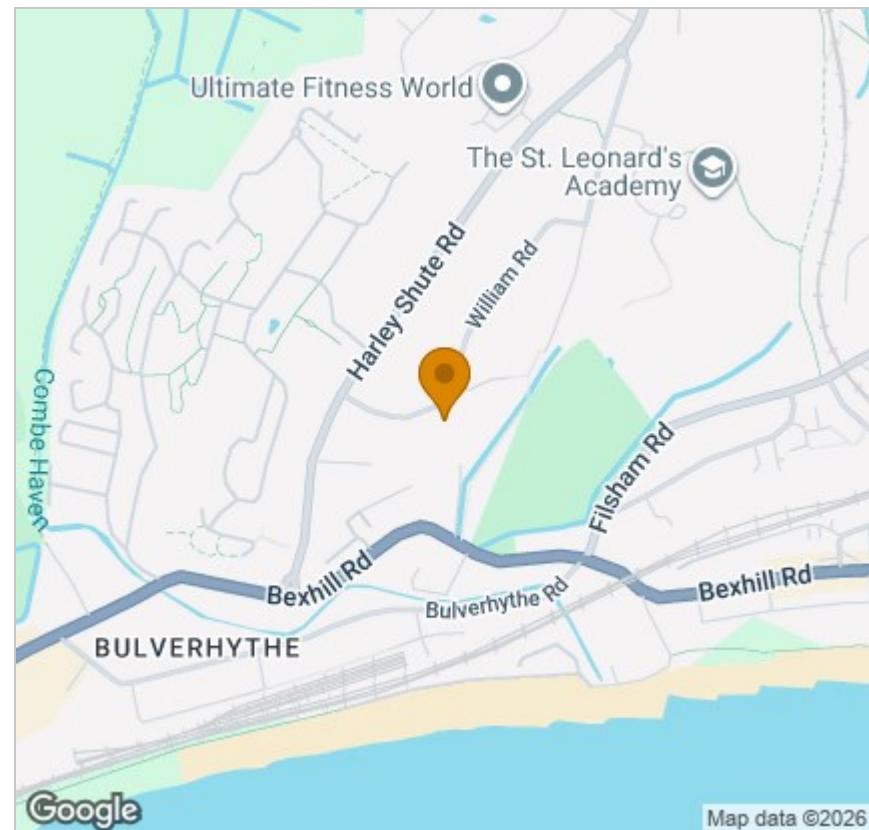


The location: situated in a favourable position in West St Leonards, equidistant to Warrior Square and Bexhill-on-Sea centre offering local shopping and leisure facilities and access to the beach along with a mainline railway station with connections to London. West St Leonards is the closest railway station, whilst being in walking distance of transport links and schools for all ages.

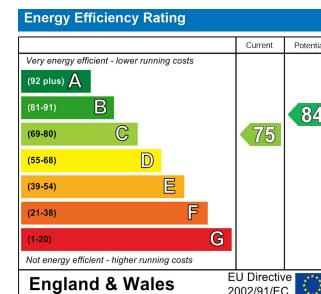
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.