

JOHN BRAY & SONS



71 Bulverhythe Road
St. Leonards-On-Sea, TN38 8AD

Offers In Excess Of £350,000



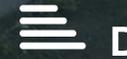
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The property: a spacious three bedroom, three reception room semi-detached family home with off road parking, positioned within a quiet and sought after West St. Leonards location. The accommodation here has been finished to a high standard throughout with the ground floor benefitting from a welcoming entrance hall and enjoying a large bay fronted living room which measures 14'1 x 10'9, with a front aspect and wood-burning stove, there is an additional reception room currently used as a dining room, with double doors leading to the garden. The modern fitted kitchen provides ample storage and worktop space, giving access to the utility room with a downstairs cloakroom and conservatory providing additional reception space and enjoying access to the rear garden. On the first floor there are three bedrooms, two of which are generous double rooms, along with a family bathroom which has a bath with a shower and screen over. The rear garden is mainly laid to lawn with a large patio providing space perfect for dining alfresco, additionally there is side access. To the front of the house there is a decorative front garden and a paved driveway providing off road parking for two vehicles and featuring an electric vehicle charging point. This fantastic property would be an ideal family home.

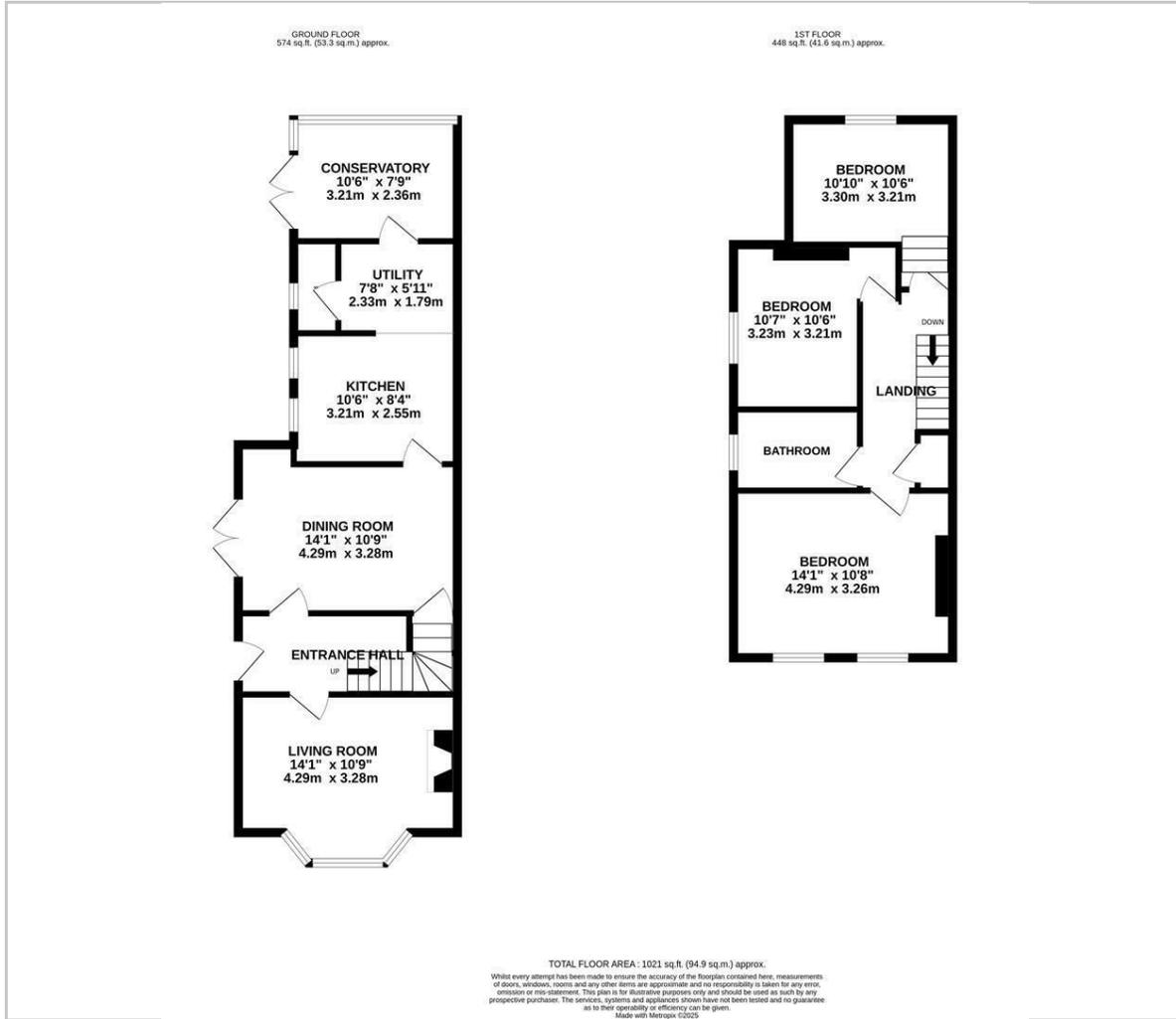
The location: situated in a sought after St. Leonards position within immediate walking distance of the beach, local shops and good transport links, including West St. Leonards mainline





railway station. Enviably placed for popular Primary and Secondary Schools.

Floor Plan



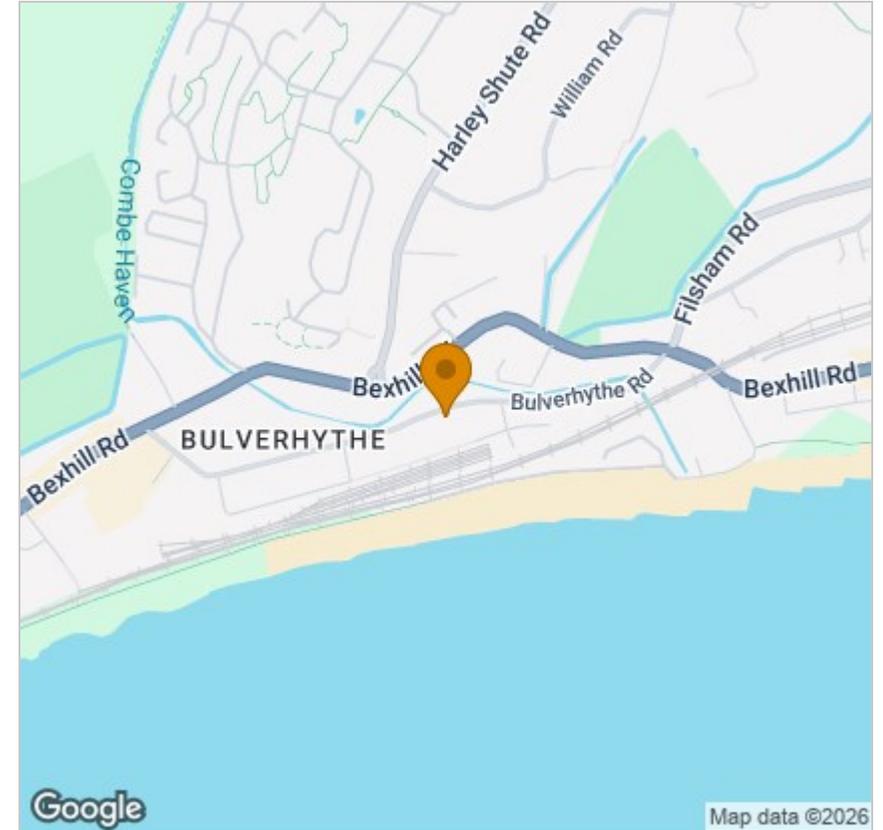
Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

