



277 Bexhill Road,  
St. Leonards-On-Sea,  
TN38 8AH

A curb appeal attractive house with all the family needs for a comfortable five children and two adult household. Pets allowed. Beautiful front and rear garden plus garage.

5% Deposit Paid:  
**£345,000 Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

01424 390100  
gpatrick@patrick-oliver.co.uk  
St Leonards on Sea  
31 West Hill Road  
St Leonards on Sea  
East Sussex  
TN38 0NA















