



5 SPRINGFIELD ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2BX

OIEO £275,000 FREEHOLD



ENTRANCE HALL

Accessed via front door, radiator, coved ceiling, dado rail, stairs rising to the first floor landing.

LIVING ROOM

14' 4" x 11' 6" (4.37m x 3.51m) Secondary glazed sash bay window to the front, radiator, exposed brick fireplace with inset wood burner, coved ceiling, dado rail.

DINING ROOM

15' 1" x 12' 1" (4.60m x 3.68m) Double glazed window to the rear, radiator, dado rail, under-stairs storage cupboard.

KITCHEN

13' 1" x 8' 7" (3.99m x 2.62m) Double glazed window to the rear, door to the side, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating butler sink with mixer tap, wall mounted gas fired boiler, larder cupboard, space for large American style fridge/freezer, space and plumbing for washing machine, dishwasher and a space for gas cooker, tiled flooring.

FIRST FLOOR LANDING

Access to loft space via hatch, radiator, carpet as fitted.

BEDROOM 1

14' 9" x 14' 0" into bay (4.50m x 4.27m into bay) Secondary glazed sash bay window to the front, feature fireplace with surround, radiator, coved ceiling, stripped wood flooring.

BEDROOM 2

9' 6" x 7' 4" (2.90m x 2.24m) Double glazed window to the rear, radiator, stripped wood flooring, coved ceiling.

BEDROOM 3

9' 5" x 8' 8" (2.87m x 2.64m) Double glazed window to the side, radiator, carpet as fitted, airing cupboard housing hot water cylinder, coved ceiling.

SEPERATE WC

Double glazed frosted window to the side, low level WC, part tiled walls.

BATHROOM

Window to the side, low level WC, panelled bath with mixer tap and electric shower over, pedestal wash hand basin, tiled walls, wood flooring.

FRONT GARDEN

To the front of the property is an area of patio garden.

REAR GARDEN

To the rear of the property is an area of paved patio with brick built barbeque, wrought iron gate giving access to a further enclosed garden with trellis and grape vine with a garden shed.

AGENTS NOTES

Council Tax Band B

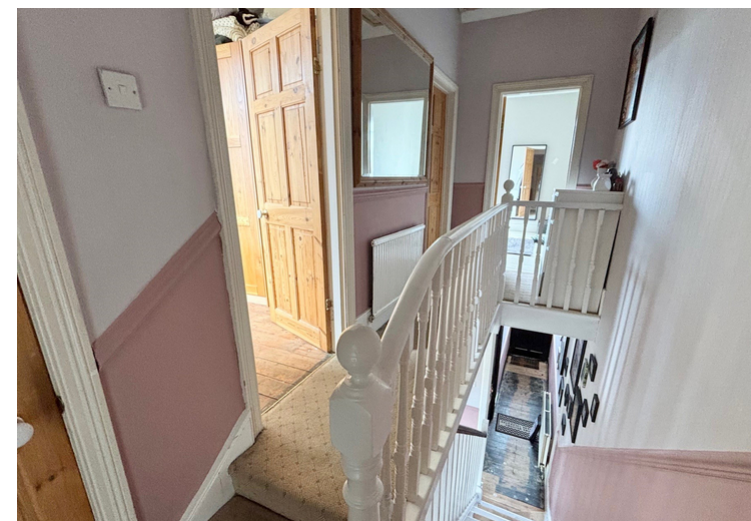
EPC Rating E

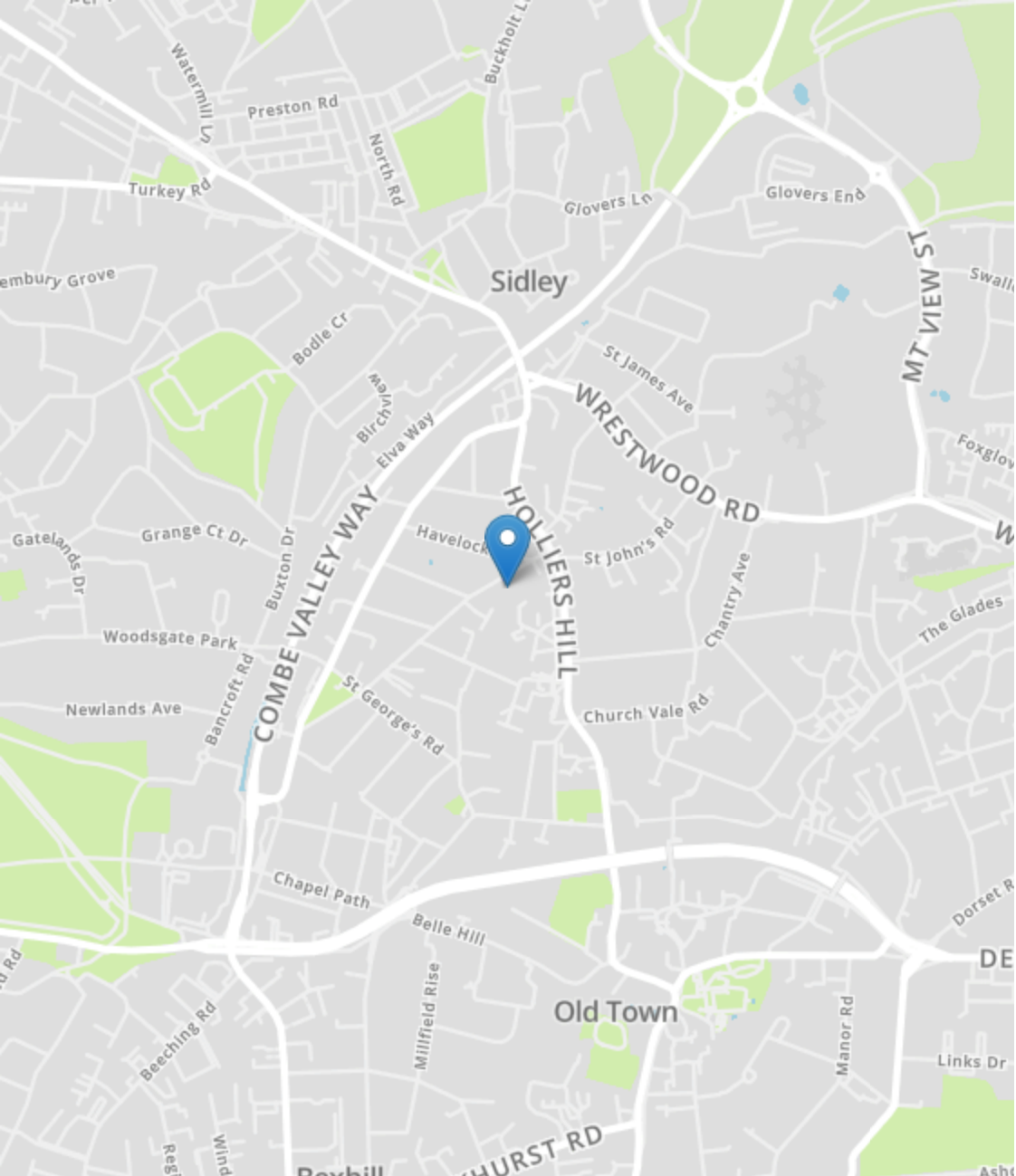
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

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 or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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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