



31A SEABOURNE ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2SN  
OIEO £450,000 FREEHOLD

**G** Greystones  
INDEPENDENT ESTATE AGENTS

## **ENTRANCE HALL**

Having newly fitted luxurious carpets and underlay.

## **OPEN PLAN LOUNGE/KITCHEN**

28' 0" x 17' 9" (8.53m x 5.41m) A brand new shaker style kitchen to one end of the room, the colour can be chosen, with 20mm Quartz worktop and tiled kitchen splash-back, and includes fully integrated appliances to include: fridge/freezer, dishwasher, washing machine, hob, oven, sink, extractor, hanging pendants over kitchen island unit with worktop overhang to provide seating for three people, double glazed Anthracite Bi-folds doors (4 metres wide) open up onto a terrace area overlooking the landscaped gardens.

## **GUEST BEDROOM**

10' 11" x 10' 11" (3.33m x 3.33m) Having newly fitted Luxurious carpet and underlay, window to front, radiator, built in wardrobe, door to:

## **EN-SUITE SHOWER ROOM ONE**

Newly fitted with tiled walls, shower cubicle, sink, low level toilet, towel radiator, window to side, under floor heating

## **CLOAKROOM**

Newly fitted and tiled with sink, low level WC and radiator.

## **FIRST FLOOR LANDING**

With Oak banister rail having luxurious carpet and underlay leading to first floor landing with two Velux roof lights.

## **BEDROOM ONE**

16' 3" x 15' 6" (4.95m x 4.72m) Having newly fitted luxurious carpet and underlay, radiator, window overlooking the rear garden, Velux roof light, door to:

## **EN-SUITE SHOWER ROOM TWO**

Newly fitted with tiled walls, shower cubicle, sink, toilet and towel radiator, under floor heating, Bluetooth, demist mirrors with integrated shaver sockets.

## **BEDROOM TWO**

15' 6" x 9' 4" (4.72m x 2.84m) With newly fitted luxurious carpet and underlay, radiator, window to front and Velux roof light.

## **BEDROOM THREE**

13' 11" x 9' 1" (4.24m x 2.77m) Having newly fitted luxurious carpet and underlay, radiator, Velux roof light.

## **FAMILY BATHROOM**

Fitted bathroom comprising of low level WC, wash hand basin, bath with shower over, electric UFH heating, Bluetooth, demist mirrors with integrated shaver sockets.

## **AGENTS NOTES**

The property is built to a high specification and comes with as standard, dimmable Spotlights in kitchen, hallway, the guest bedroom and master bedroom, there will be Pendants in the other bedrooms, double USB sockets with chrome face plates, 6 x Velux Roof lights, images are just illustrative and design is subject to change, please note the total gross internal area is 151sqm - which includes the bathrooms and hallways.

Council Tax Band TBC

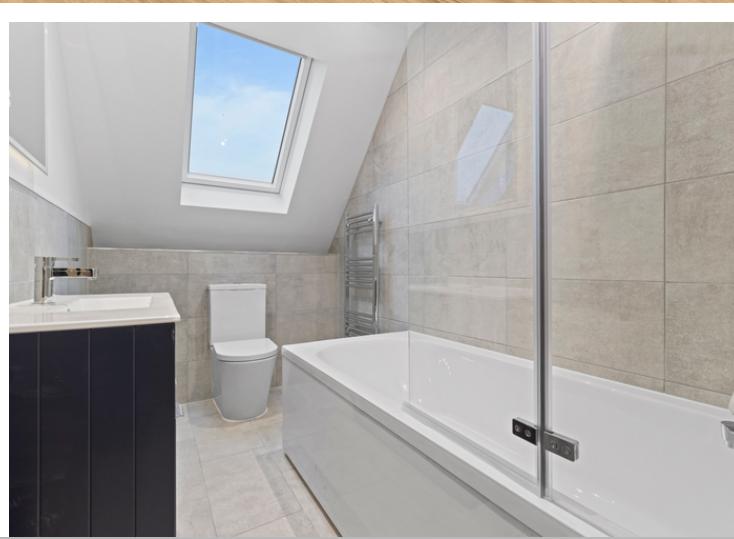
EPC Rating A

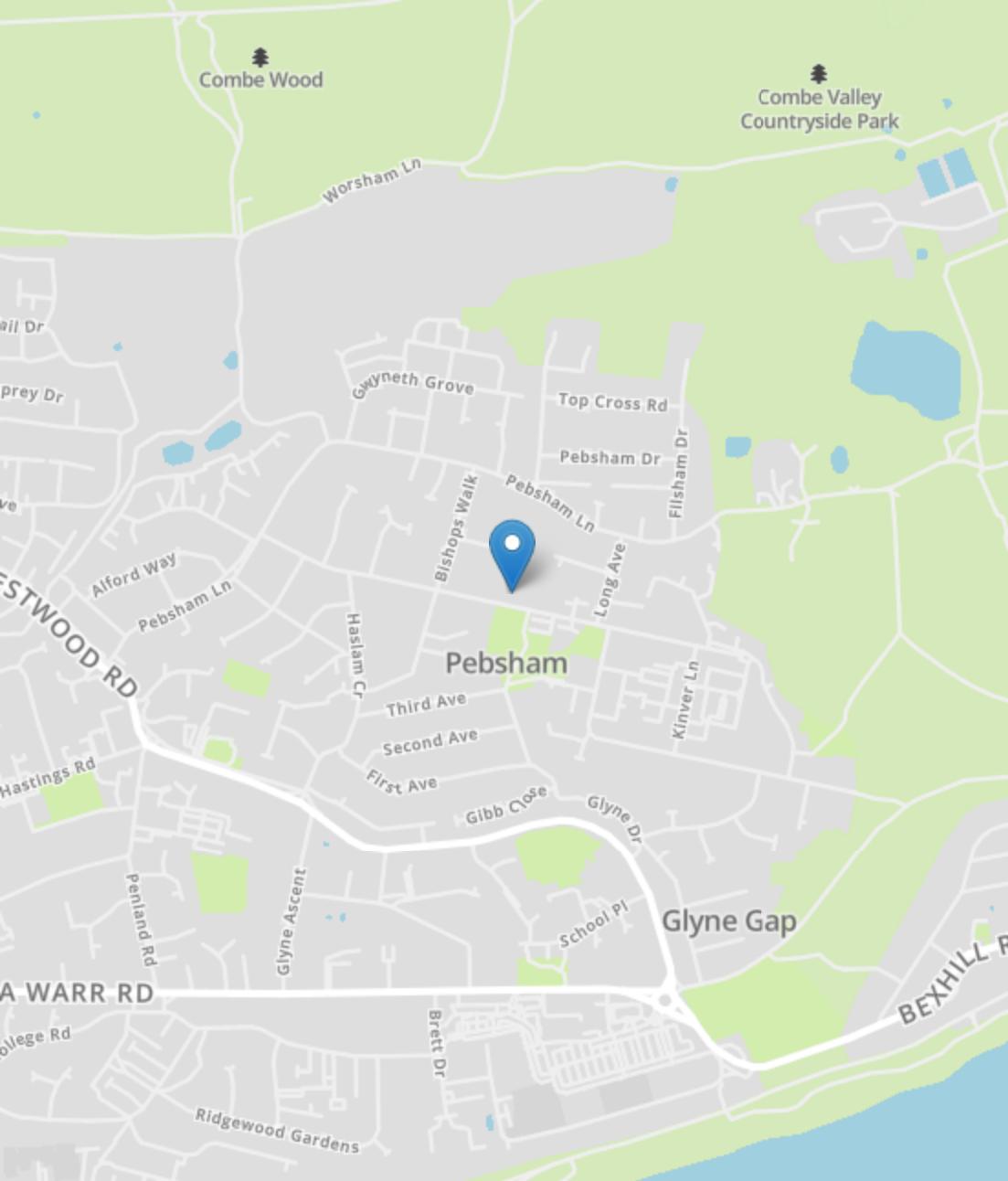
## **VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

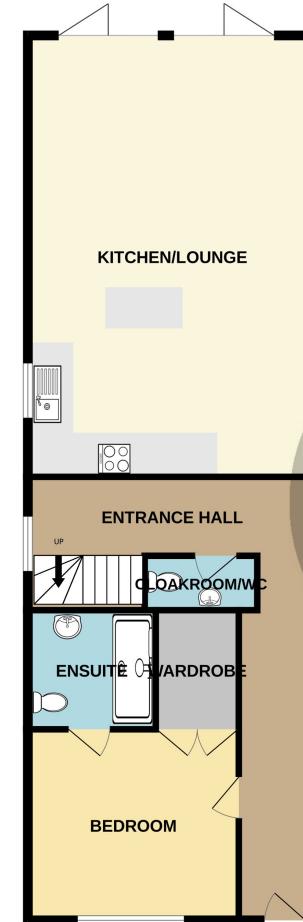
## **DISCLAIMER PROPERTY DETAILS**

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 of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

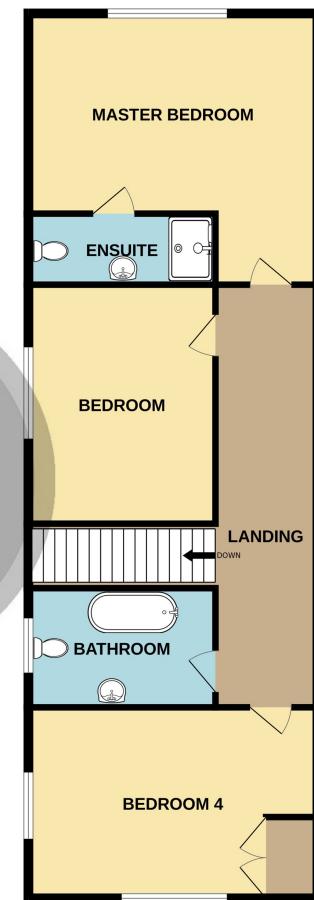




GROUND FLOOR



1ST FLOOR



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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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