



36 BELLE HILL, BEXHILL ON SEA, EAST SUSSEX TN40 2AG

£475,000 FREEHOLD





## **ENTRANCE PORCH**

Single glazed windows to both sides and inner door to:

## **LOUNGE**

18' 6" x 10' 3" (5.64m x 3.12m) A dual aspect room having double glazed windows to the front and side, feature exposed beamed ceiling, fireplace with brick surround, radiator.

## **DINING ROOM**

11' 7" x 10' 7" (3.53m x 3.23m) A dual aspect room having double glazed windows to the front and side, feature beamed ceiling, brick-built fireplace with inset wood burner.

## **STUDY/OFFICE**

6' 5" x 4' 10" (1.96m x 1.47m) Shelving and study area.

## **KITCHEN/BREAKFAST ROOM**

13' 1" x 9' 8" (3.99m x 2.95m) A dual aspect room having double glazed windows and door to the rear with the latter giving access onto the rear garden, feature exposed beamed ceiling, range of base units with worktop surfaces over, space and plumbing for washing machine, fridge/freezer and cooker, tiled flooring and radiator.

## **GROUND FLOOR SHOWER ROOM/CLOAKROOM**

Shower with unit. Wall mounted gas boiler, low level WC and wash hand basin.

## **FIRST FLOOR LANDING**

### **BEDROOM ONE**

12' 7" x 10' 7" (3.84m x 3.23m) A dual aspect room having double glazed windows to the front and side, radiator, wooden floorboards.

### **BEDROOM TWO**

11' 3" x 10' 2" (3.43m x 3.10m) Double glazed window to the front, radiator and built in wardrobe.

### **BEDROOM THREE**

9' 10" x 6' 9" (3.00m x 2.06m) Double glazed window to side and radiator.

## **BATHROOM**

Double glazed window to rear, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator access to loft space via hatch.

## **ANNEXE KITCHEN**

8' 11" x 5' 3" (2.72m x 1.60m) Double glazed window to front, a fitted kitchen comprising range of matching base and wall units with worktop surfaces over incorporating stainless steel sink and drainer unit, space for appliances, part tiled walls, door giving access to the garden and:

## **LOUNGE**

17' 9" x 9' 10" (5.41m x 3.00m) A dual aspect room having double glazed windows to the side and rear, door giving access onto the rear garden, open stairs rising to the first-floor bedroom, feature fireplace with surround, exposed ceiling beams.

## **SHOWER ROOM**

Double glazed window to front, shower tray with shower unit and shower curtain rail, wall mounted wash hand basin, low level WC.

## **BEDROOM**

15' 5" x 9' 10" (4.70m x 3.00m) Accessed via the staircase in the living room., double glazed window to side and door to storage cupboard.

## **GARDENS**

The beautiful gardens are a particular feature of this lovely property being mainly laid to lawn with an abundance of shrubs and bushes, feature garden well, brick-built workshop and summer house, there are pathways around the property and gated rear access.

## **GARAGE**

A good sized garage with up and over door.

## **AGENTS NOTES**

Council Tax Band C

EPC Rating B

Annexe EPC Rating E

## **VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

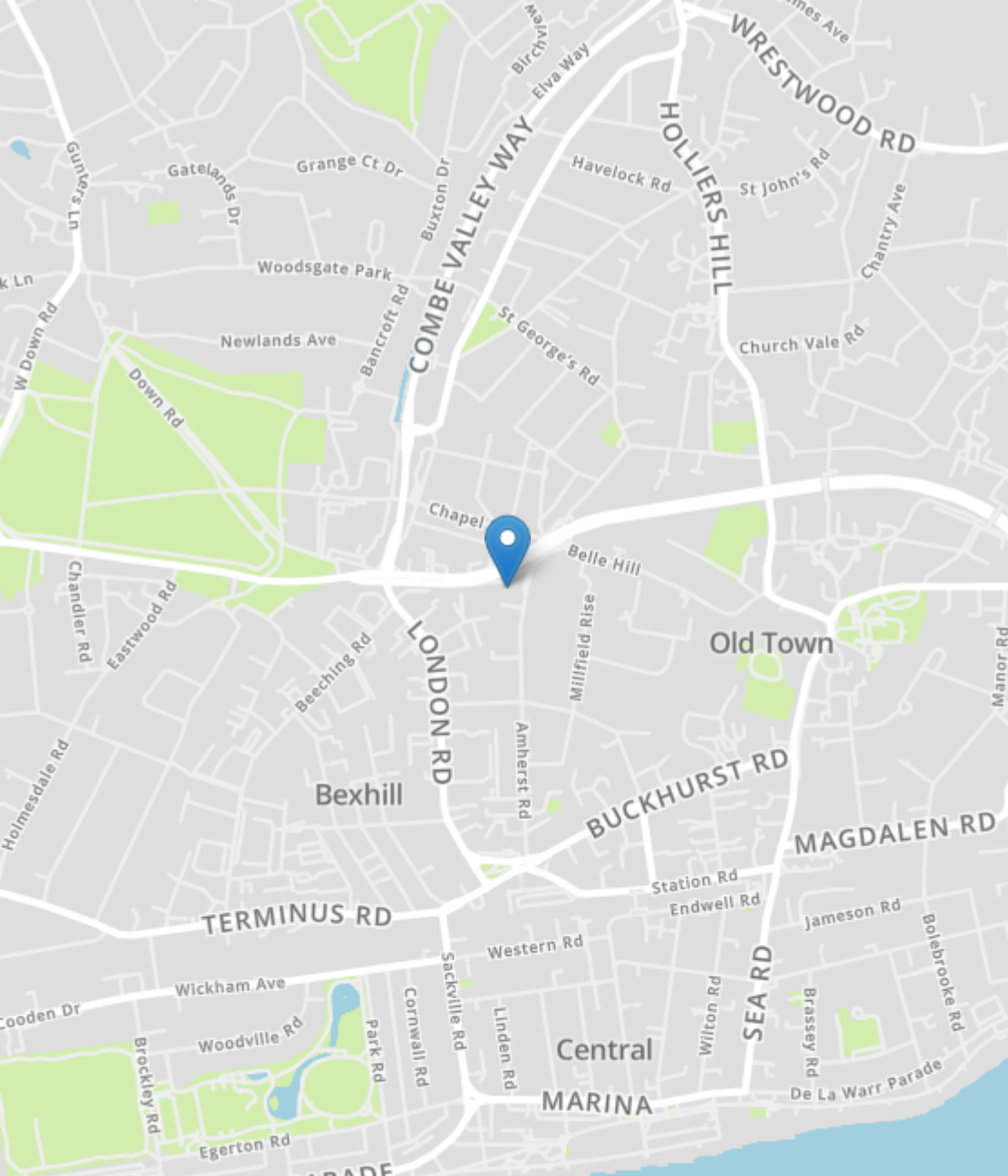
## **DISCLAIMER PROPERTY DETAILS**

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.

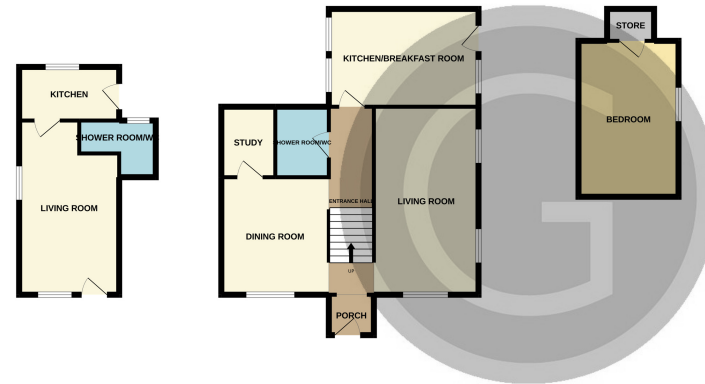




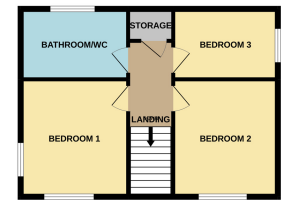




GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

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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