



12 WRESTWOOD ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2LJ

£275,000 FREEHOLD

 **Greystones**
INDEPENDENT ESTATE AGENTS

ENTRANCE HALL

Accessed via double glazed door, double glazed window to the front, stairs rising to the first floor landing, useful under-stairs storage cupboard, laminate flooring and radiator.

LIVING ROOM

15' 1" x 10' 3" (4.60m x 3.12m) Double glazed bay window to the front, radiator, wood flooring, feature fireplace with surround, coved ceiling.

DINING ROOM

15' 8" x 12' 4" max (4.78m x 3.76m max) Double glazed window to the side, laminate flooring, coved ceiling, radiator, wall mounted gas boiler.

KITCHEN

15' 4" x 8' 1" (4.67m x 2.46m) Double glazed window and door to the rear with the latter giving access onto the rear garden, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating a stainless steel, double bowl sink unit with mixer tap, fitted gas hob with extractor hood over, eye level double oven and space for fridge, freezer, dishwasher and washing machine. Ceiling spotlights and tiled flooring.

FIRST FLOOR LANDING

Loft access and fitted carpets.

BEDROOM 1

16' 3" x 15' 1" max into bay (4.95m x 4.60m max into bay) Double glazed bay window to the front, radiator and fitted carpets.

BEDROOM 2

12' 4" x 10' 3" (3.76m x 3.12m) Double glazed window to the rear, radiator.

BEDROOM 3

7' 2" x 5' 4" (2.18m x 1.63m) Double glazed window to the front, radiator, laminate flooring.

BATHROOM

Double glazed frosted window to the rear, fitted suite comprising panelled bath, low level WC, pedestal wash hand basin, airing cupboard housing hot water tank.

REAR GARDEN

To the rear of the property is a paved patio seating area leading to lawned garden with a rear gate, is enclosed by wooden fencing and has a timber shed at the far end.

FRONT GARDEN

To the front of the property there is an area of courtyard garden and side access leading to the rear garden.

AGENTS NOTES

Council Tax Band C

EPC Rating TBC

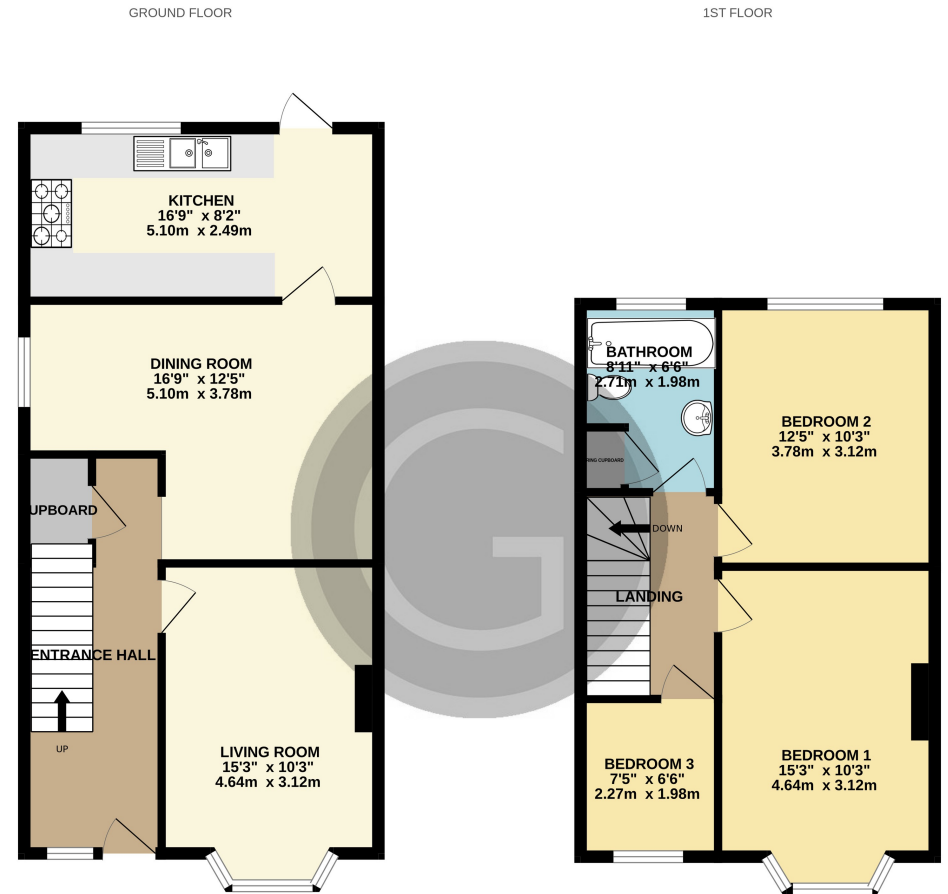
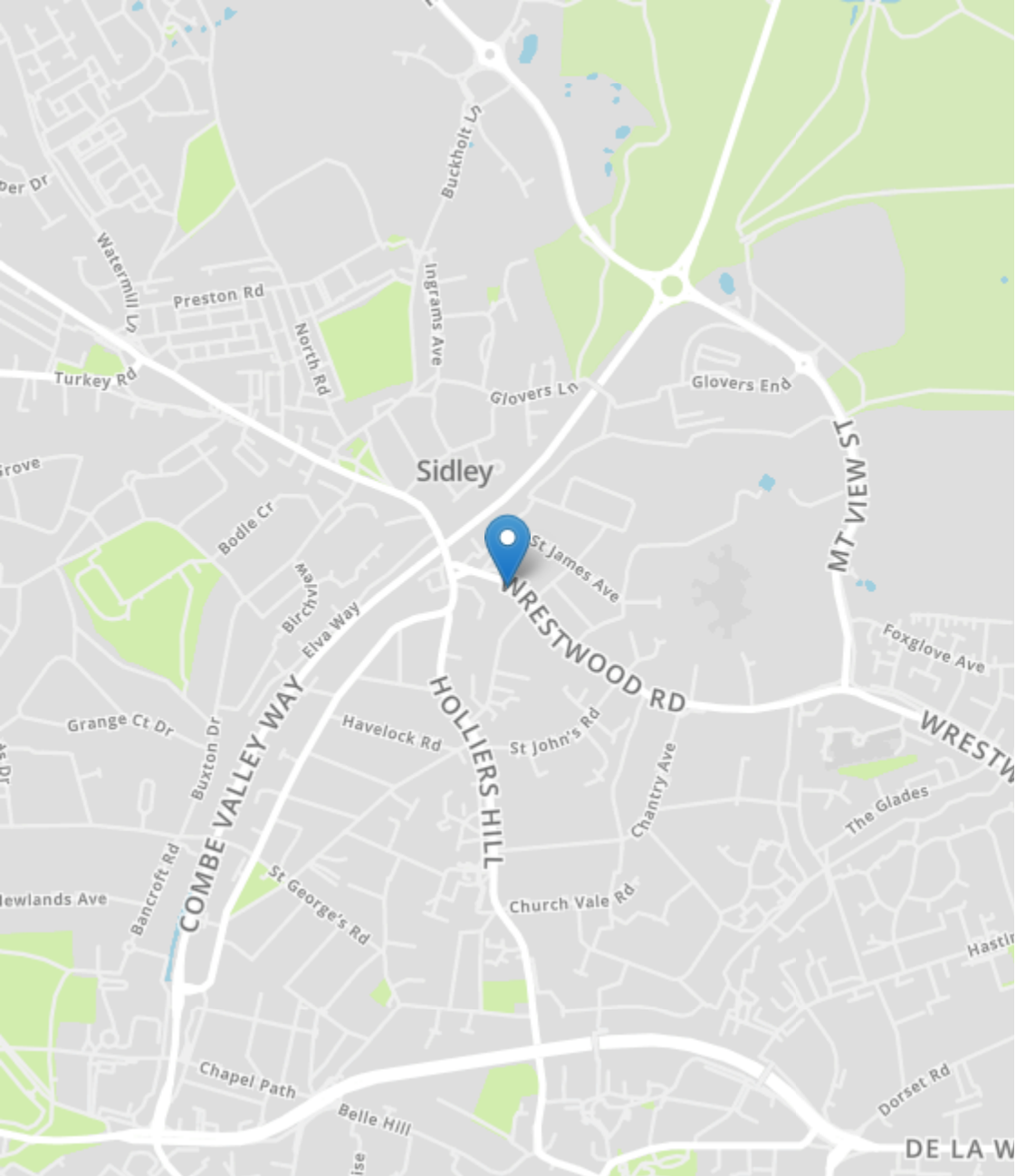
VIEWING ARRANGEMENTS

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 firms 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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