



FLAT 2 2 CHANDLER ROAD, BEXHILL ON SEA, EAST SUSSEX TN39 3QN

£175,000 SHARE OF FREEHOLD



**ENTRANCE HALL**

Accessed via a wooden front door to the entrance hall. Double glazed window to side, entry-phone system, radiator, boiler cupboard with under stairs storage, radiator.

**OPEN PLAN LIVING ROOM/KITCHEN**

16' 9" x 14' 6" (5.11m x 4.42m) Double glazed bay window to front and further window to front. Fitted with a range of matching base and wall units with worktop surfaces over incorporating a stainless steel double sink with mixer tap. Fitted electric hob with extractor above and electric cooker. Integrated washing machine and space for a fridge/freezer. Radiator

**BEDROOM 1**

11' 2" x 8' 8" (3.40m x 2.64m) Double glazed window to rear, radiator and fitted carpets.

**BEDROOM 2**

14' 0" x 8' 0" (4.27m x 2.44m) Double glazed window to rear, radiator and fitted carpets.

**BATHROOM/WC**

Frosted double glazed window to side. Low level WC, panelled bath with mixer tap and shower with rainfall shower head and hand held sprayer. Vanity wash hand basin basin with mixer tap and storage below. Shaver point, heated towel rail, tiled walls and floors.

**AGENTS NOTES**

Lease: 118 Years remaining

Service Charge: £40 per month

Council Tax Band A

EPC Rating C

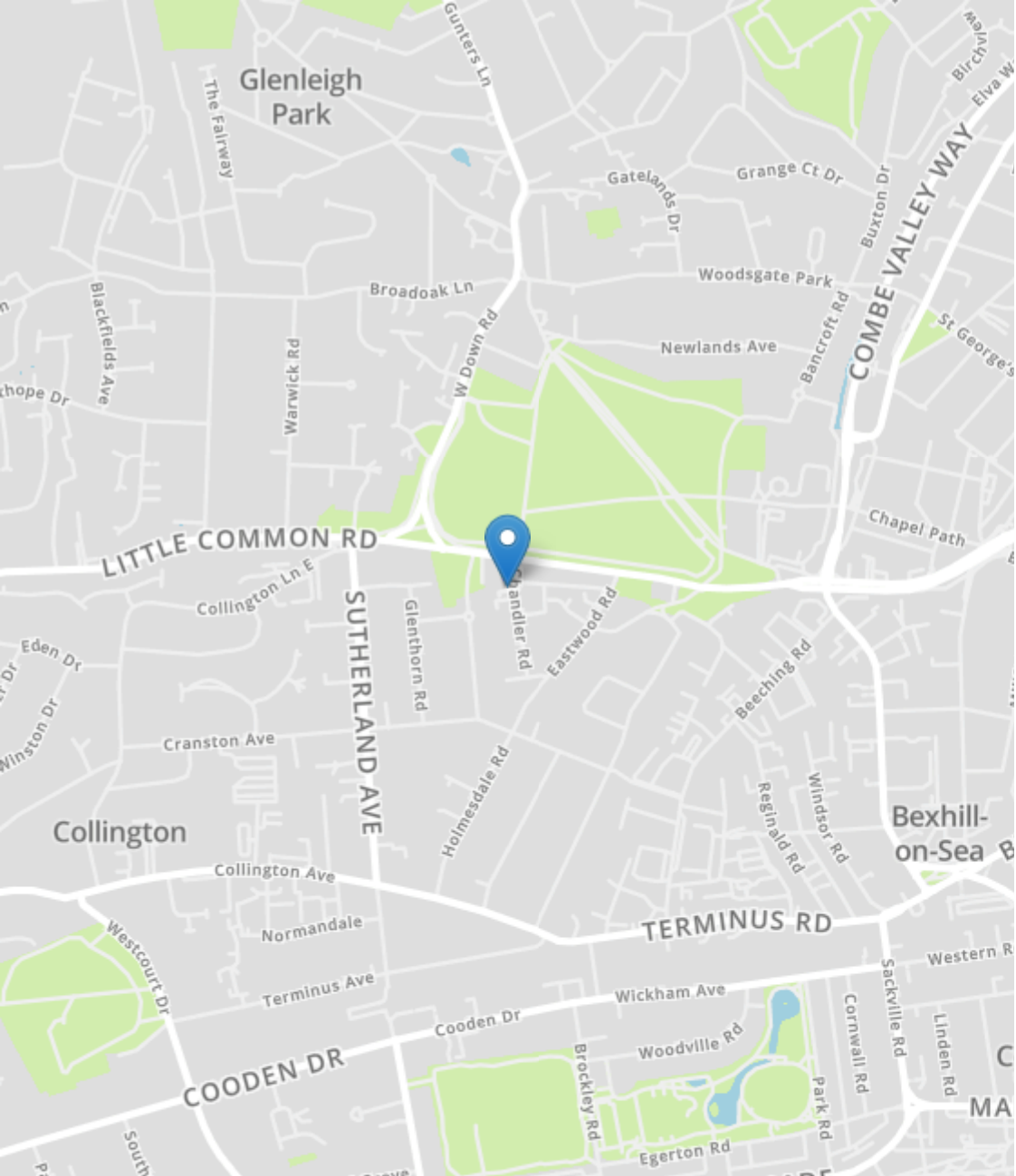
**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

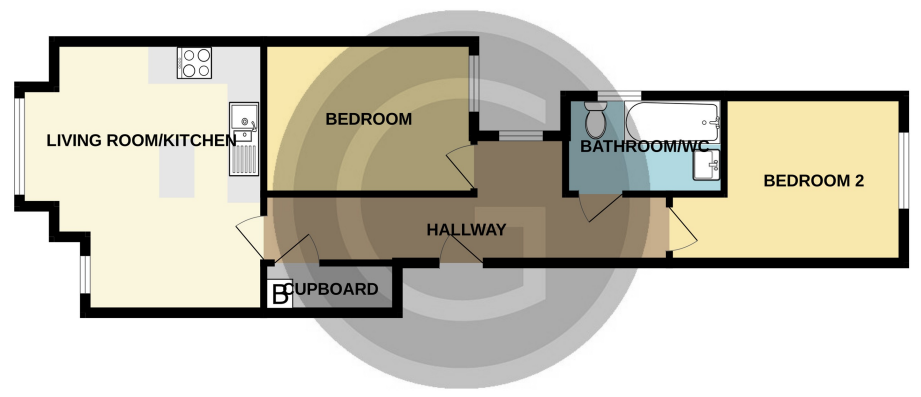
**DISCLAIMER PROPERTY DETAILS**

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.





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