



13 Galley Hill View, Bexhill-on-Sea, East  
Sussex TN40 1SX





## PROPERTY DESCRIPTION

EPC - A 2 bedroom modern house situated a short distance from Bexhill Seafront, St Richards school and Ravenside retail park. The accommodation comprises of entrance hall, sitting room, kitchen/breakfast room, refitted bathroom, gas boiler and radiators, double glazed, off road parking and garden. EPC - C

## FEATURES

- 2 Bedroom Mid Terraced House
- Ideal First Purchase or Buy to Let
- Built In 1980's
- Close Walking Distance To Bexhill Seafront
- Low Maintenance Front & Rear Gardens
- Off Road Parking
- Double Glazed Throughout
- Desirable Location
- Gas Central Heating
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Porch

Double glazed front door to enclosed entrance porch, further door leading through to the sitting room.

### Sitting Room

12' 8" x 12' 4" (3.86m x 3.76m) Double glazed window with a southerly aspect, radiator, under stairs storage cupboard.

### Kitchen

12' 3" x 8' 6" (3.73m x 2.59m) Having double glazed window overlooking the rear garden, fitted with one and a half bowl stainless sink unit with mixer tap, cupboard under, plumbing for washing machine, built in dishwasher, wall-mounted gas boiler, range of working surfaces with cupboards and drawers below, matching wall mounted cupboards over, gas/fan assisted electric cooker with extractor hood over, breakfast bar, radiator, double glazed door, giving access to the rear garden.

### First Floor Landing

Stairs rising to the first floor landing with access to loft space.

### Bedroom 1

12' 3" x 8' 7" (3.73m x 2.62m) Having double glazed window overlooking the rear of the garden, built-in single storage cupboard.

### Bedroom 2

12' 3" x 6' 7" (3.73m x 2.01m) With double glazed window having a southerly aspect with sea glimpse, radiator.

### Bathroom

Fitted panelled bath with mixer tap, and shower attachment and further independent over overhead shower with glass screen, WC, vanity units with inset wash basin with mixer tap, cupboard space below, tiled floor, heated towel rail and extractor fan.

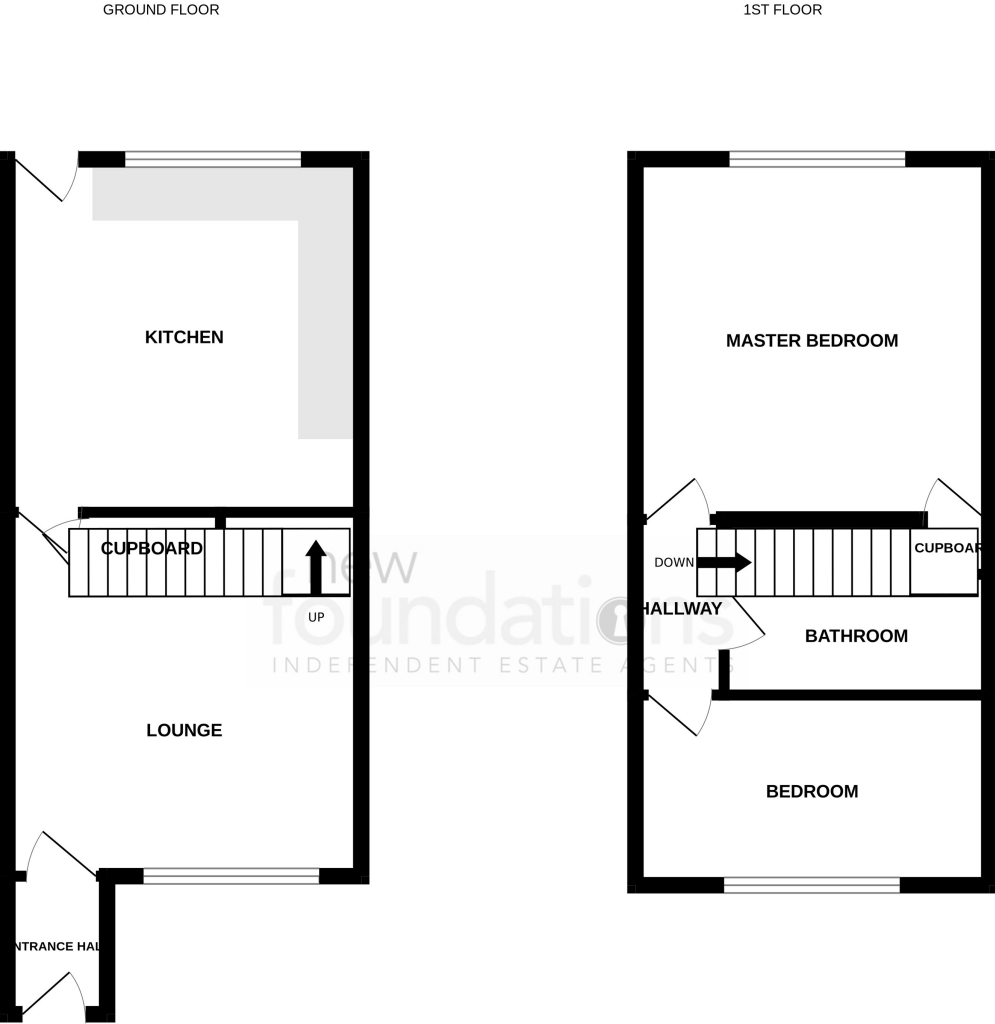
### Outside

To the front of the property, there is off-road parking for two vehicles and a small area of lawn. The principal area of gardens are located to the rear with decking area, shingle with rear seating area laid to patio and timber shed, the garden is screened by fencing.





FLOORPLAN



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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