

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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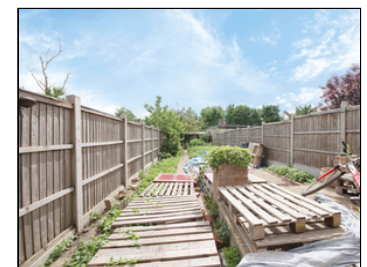
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## Sussex Terrace, Purfleet

**Guide Price £375,000**

- THREE DOUBLE BEDROOMS TOWN HOUSE
- THREE FLOORS & TWO RECEPTION ROOMS
- RE-FITTED KITCHEN & BATHROOM
- APPROX 90' REAR GARDEN & DOUBLE GARAGE TO REAR
- 0.1 MILES TO PURFLEET C2C STATION
- EASY ACCESS TO A13, M25 & LAKESIDE
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



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## **FIRST FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Split-Level Hallway**

Stairs to ground floor and stairs to second floor, vinyl flooring.

### **Bedroom Three**

3.35m x 3.03m (11' 0" x 9' 11") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom Two**

4.38m x 2.57m (14' 4" x 8' 5") Double glazed windows to rear, radiator, vinyl flooring.

### **Shower Room**

3.65m x 2.55m (12' 0" x 8' 4") Opaque double glazed windows to rear, two spotlights to ceiling, floating WC, hand wash basin inset within a range of base and wall units, rainfall shower cubicle, chrome hand towel radiator, built-in storage cupboard, part tiled walls, tiled flooring.



## **GROUND FLOOR**

### **Reception Room One**

3.62m x 3.49m (11' 11" x 11' 5") Inset spotlights to ceiling, under-stairs storage cupboard, radiator, vinyl flooring, uPVC framed door to rear opening to rear garden.

### **Reception Room Two (Restricted head height)**

3.51m x 2.87m (11' 6" x 9' 5") Inset spotlights to ceiling, radiator, built-in storage cupboard, vinyl flooring.

### **Kitchen**

4.38m x 2.56m (14' 4" x 8' 5") Double glazed windows to side and rear, range of wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ringed electric hob, integrated oven, integrated microwave, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, radiator, part tiled walls, vinyl flooring.

## **SECOND FLOOR**

### **Landing**

Skylight window to ceiling, vinyl flooring.

### **Bedroom One**

4.33m x 3.0m (14' 2" x 9' 10") Spotlight bar to ceiling, double glazed windows to front, radiator, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 90' to rear of garage.

### **Detached Double Garage**

To rear.

### **Front Exterior**

Hard standing.