



30 GLYNE ASCENT, BEXHILL ON SEA, EAST SUSSEX TN40 2NX  
£625,000 FREEHOLD

**G** Greystones  
INDEPENDENT ESTATE AGENTS

**RECEPTION HALL**

12' 7" x 9' 10" (3.84m x 3.00m) Window and door to the front, under-stairs storage cupboard, beautiful hardwood flooring.

**LIVING ROOM**

19' 0" x 13' 2" (5.79m x 4.01m) Bay window to the front elevation, double radiator, beautiful cast iron fireplace, highly polished wood flooring.

**KITCHEN/BREAKFAST ROOM**

12' 9" x 12' 3" (3.89m x 3.73m) Window to the rear elevation and beautiful modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer one and a half bowl sink unit with mixer tap, Range style 110 cooker with gas hob, ovens and grill beneath, extractor canopy, space for American style fridge/freezer, breakfast bar area, concealed lighting, tiled splashbacks.

**UTILITY ROOM**

9' 7" x 6' 10" (2.92m x 2.08m) Base and wall units, laminate worktop, plumbing for washing machine and plumbing for dishwasher, single radiator, door to garage and door to the rear, tiled floor.

**DINING ROOM**

18' 0" x 11' 11" (5.49m x 3.63m) Windows and French doors leading out to the conservatory, two double radiators, highly polished wood flooring.

**CLOAKROOM/WC**

Wc with low level flush, window to side elevation, tiled walls and floor.

**CONSERVATORY**

18' 7" x 5' 11" (5.66m x 1.80m) Upvc double glazed construction overlooking the rear garden with door leading out, tiled floor.

**LANDING**

Access to roof space, single radiator, window to the side elevation

**BEDROOM 1**

15' 7" x 14' 0" (4.75m x 4.27m) Bay window to the front elevation, double radiator, panelled feature wall.

**BEDROOM 2**

13' 3" x 10' 5" (4.04m x 3.17m) Window to the rear elevation single radiator, built-in wardrobe cupboards.

**BEDROOM 3**

9' 11" x 9' 4" (3.02m x 2.84m) Window to the front elevation, single radiator, built-in wardrobe cupboards.

**BEDROOM 4**

12' 10" x 8' 2" (3.91m x 2.49m) Window to the front elevation, single radiator, built-in wardrobe cupboards

**BATHROOM/WC**

Stunning suite comprising roll top bath with wall mounted electric shower controls and showerhead, additional chrome hand shower attachment and shower screen, wall mounted wash hand basin with vanity drawers beneath, tiled floor and walls, obscure glass window to the rear elevation, single radiator.

**FRONT GARDEN**

This has been designed with off road parking in mind with parking for several vehicles and to the side there is a shingled area with shrubbery and enclosed with fencing to all sides offering security.

**REAR GARDEN**

Mainly laid to lawn and extensive in size with beautifully planted shrub and flower beds, two timber framed sheds, patio for alfresco dining, good size swimming pool with cover and ladder, outside water tap and additional shed, rockery areas and features and some wall pillar detailing and ample patio areas around the pool for additional alfresco dining.

**GARAGE**

Spacious one and a half sized garage with power and light and electrically operated door to the front.

**AGENT NOTES**

Council Tax Band E

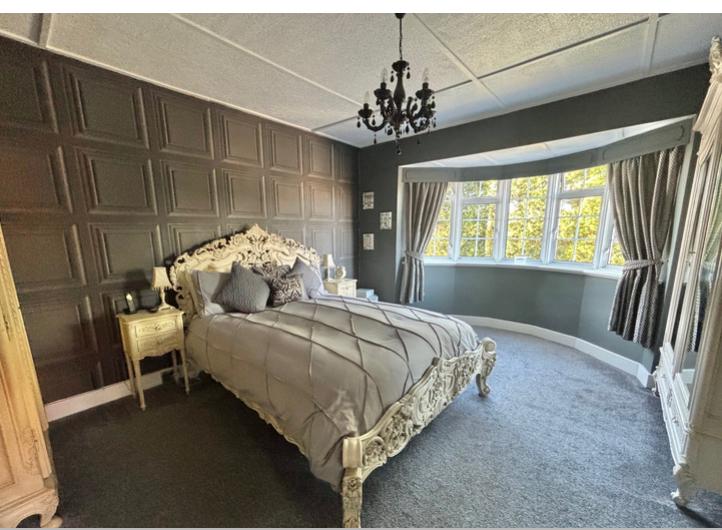
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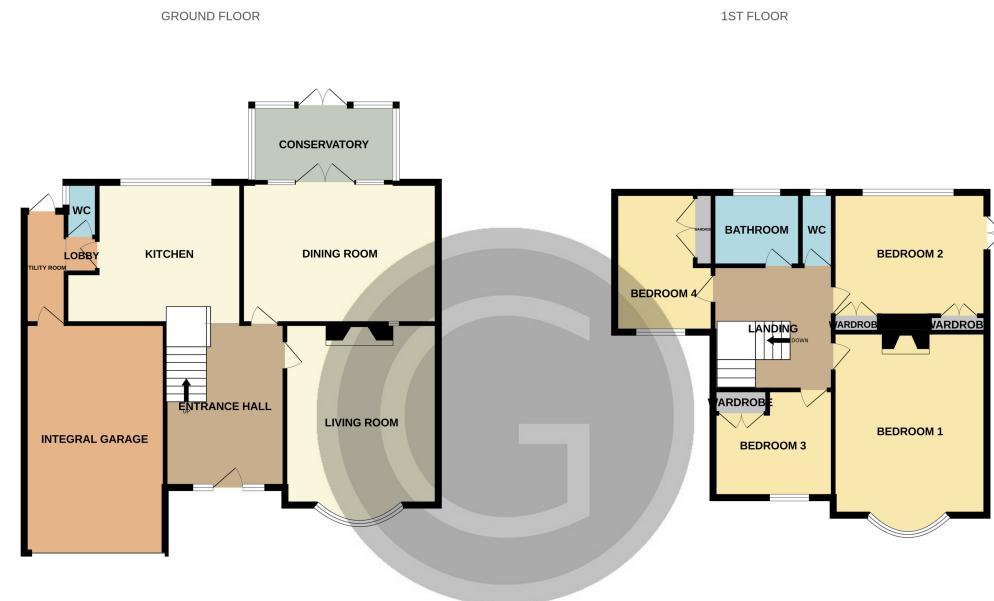
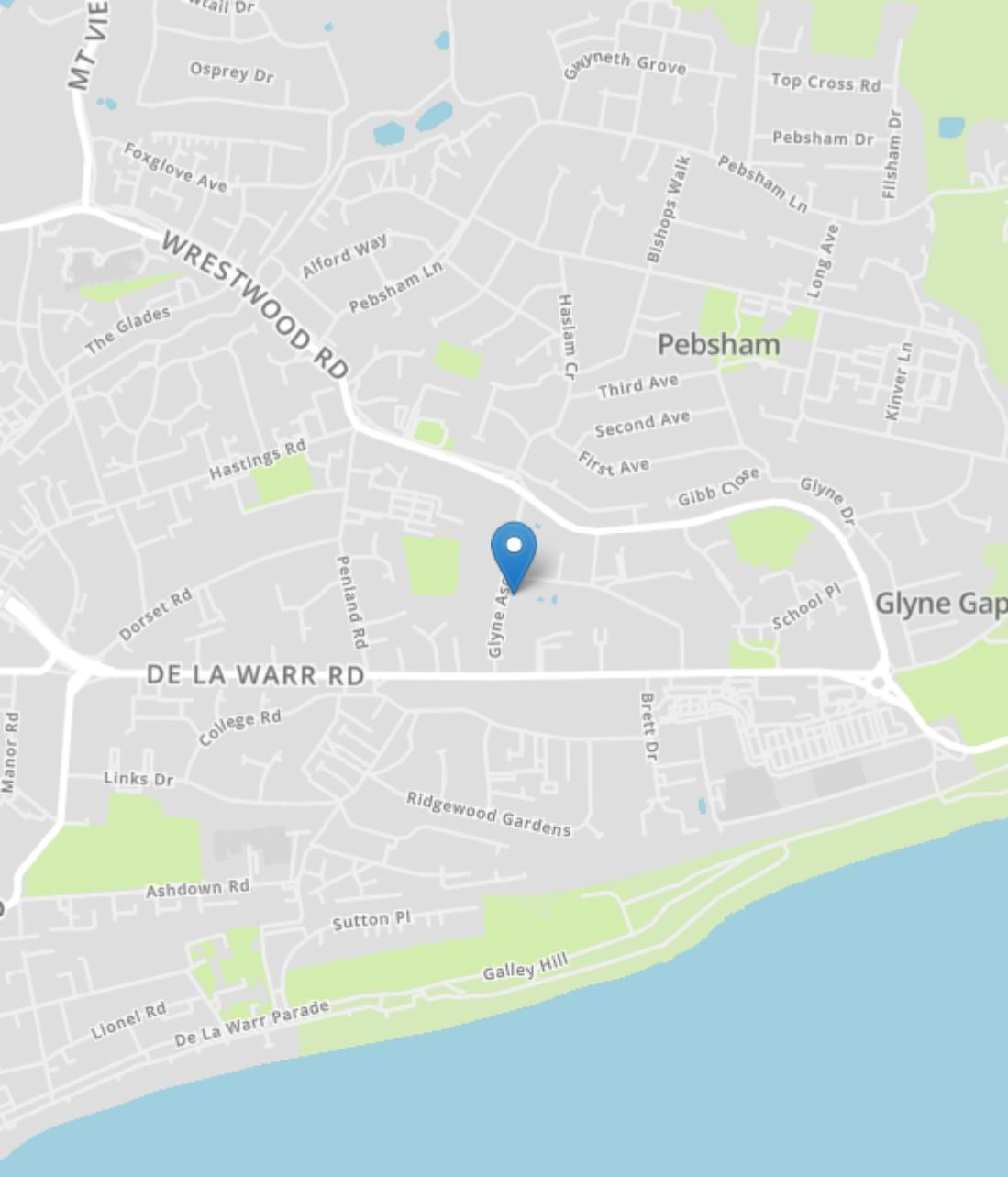
**VIEWING ARRANGEMENTS**

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 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.  
Measured March 2020