



9 THE BARNHAMS, BEXHILL ON SEA, EAST SUSSEX TN39 3RE
OFFERS OVER £400,000 FREEHOLD



ENTRANCE PORCH

Accessed via part glazed wooden double doors, tiled flooring part glazed door to L-shaped entrance hall.

ENTRANCE HALL

Access to loft space via hatch, radiator, airing cupboard housing hot water cylinder.

LIVING ROOM

15' 5" x 14' 1" (4.70m x 4.29m) Double glazed bay window to the front, feature brick fireplace with decorative wood burner, television point, radiator.

KITCHEN

21' 6" x 8' 10" max (6.55m x 2.69m max) Double glazed window and door to the rear opening onto the rear garden, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating single drainer sink unit with mixer tap, built-in larder cupboard, space and plumbing for washing machine, part tiled walls, sliding glazed doors to the dining room.

DINING ROOM

8' 10" x 7' 7" (2.69m x 2.31m) Double glazed window to the side, Parquet wood flooring, radiator.

BEDROOM 1

14' 9" x 12' 6" (4.50m x 3.81m) Double glazed window to the side, fitted wardrobe, pedestal wash hand basin with tiled splash-back, radiator.

BEDROOM 2

14' 5" x 12' 6" (4.39m x 3.81m) A dual aspect room having double glazed windows to the front and side, Radiator, carpet as fitted.

SHOWER ROOM

Double glazed frosted window, tiled walls and flooring, fitted suite comprising shower cubicle with shower unit, pedestal wash hand basin with mixer tap, chrome heated towel rail.

SEPERATE WC

Double glazed frosted window to the rear, low level WC.

GARDENS

To all sides of the property there are gardens which are mainly laid to lawn with an abundance of shrubs and bushes. Gated side access and a rear door to the garage.

GARAGE

16' 5" x 8' 6" (5.00m x 2.59m) Accessed via electric roller door to the front, power and light provided, personal door to the side giving access to the garden, window to side.

AGENTS NOTES

Council Tax Band D

EPC Rating D

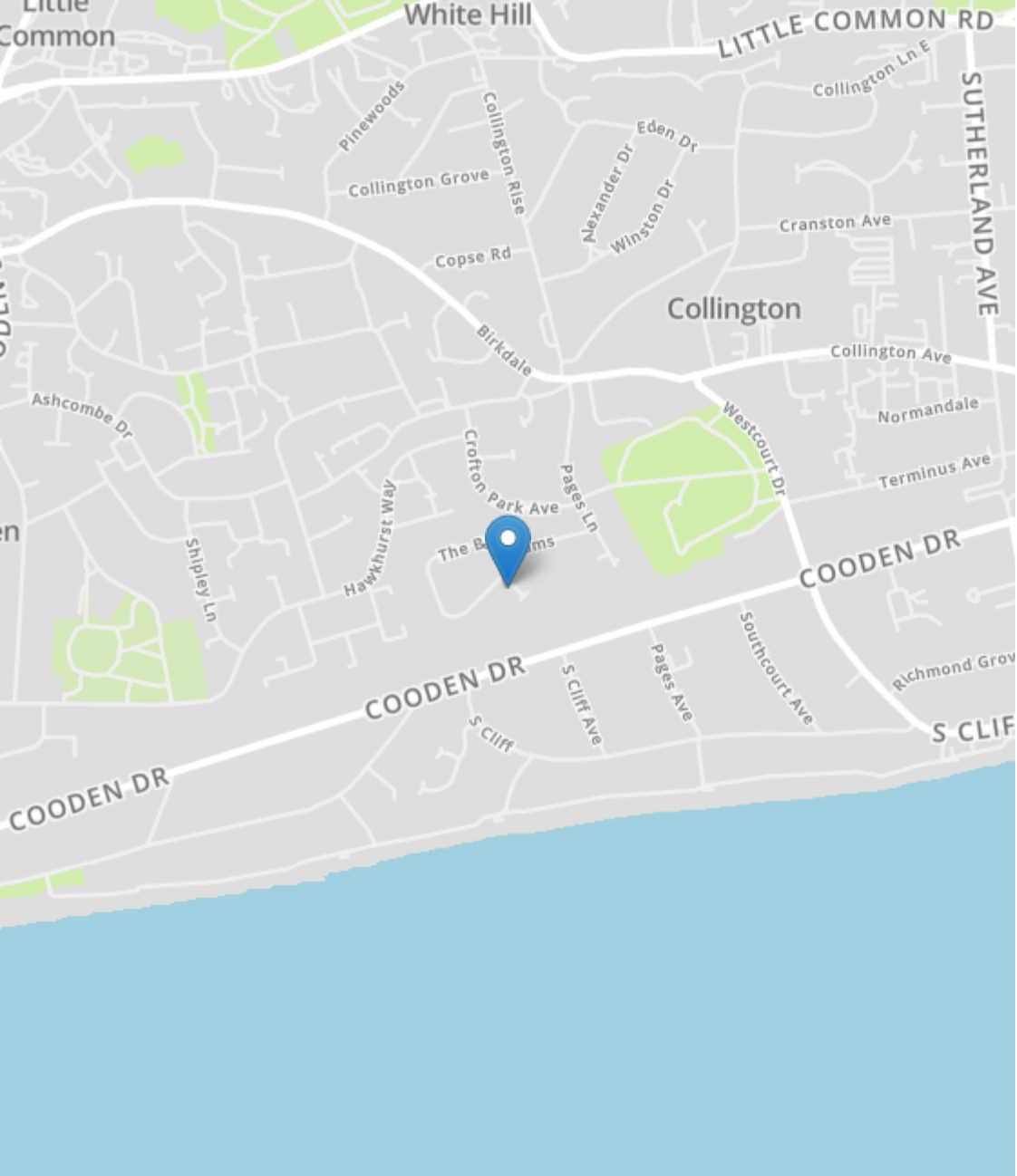
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

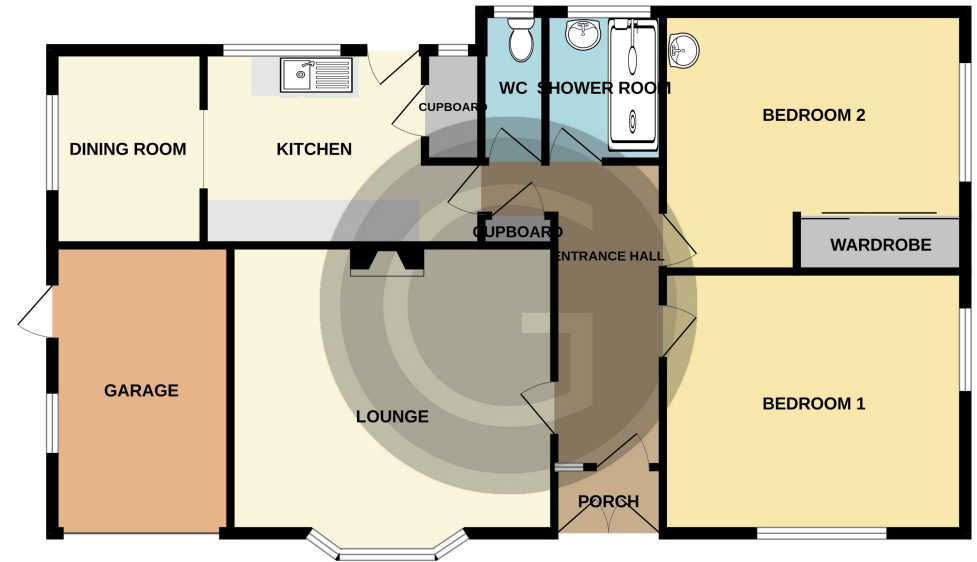
DISCLAIMER PROPERTY DETAILS

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.





GROUND 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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