



17 MAGPIE CLOSE, BEXHILL ON SEA, EAST SUSSEX TN39 4EU

£499,950 FREEHOLD



**ENTRANCE HALL**

Door giving access into the entrance hall, double radiator, stairs leading to first floor landing, large understairs storage cupboard.

**LOUNGE**

17' 3" x 10' 9" (5.26m x 3.28m) Double glazed windows to front, double radiator, internal glazed double doors leading to the dining room, feature fireplace with tiled surround and log burning stove with wood mantel piece, doors leading through to dining room.

**DINING ROOM**

10' 10" x 10' 7" (3.30m x 3.23m) Double glazed sliding patio door giving access into the conservatory and overlooking rear garden, glazed internal double doors leading back through to the lounge, further door leading through to the kitchen, double radiator.

**CONSERVATORY**

12' 7" x 7' 7" (3.84m x 2.31m) A triple aspect room having double glazed windows to the rear and both sides with a double glazed door giving access onto the rear garden.

**KITCHEN/BREAKFAST ROOM**

15' 2" x 11' 2" (4.62m x 3.40m) A modern fitted kitchen comprising range of matching wall and base units with laminate straight edge worktop surfaces over incorporating sink with drainer and mixer tap, newly fitted integrated washing machine, integrated dishwasher, four ring gas hob, built-in electric Hotpoint oven and grill, space for free standing fridge/freezer, tiled splash-backs, extractor canopy, double radiator, breakfast bar, double glazed windows overlooking the rear garden, glass panelled door giving access onto the side.

**GROUND FLOOR WC**

Double glazed frosted window to side, radiator, low level WC, floating wash hand basin with hot and cold tap, with tiled splash-back.

**FIRST FLOOR LANDING**

Access to loft space with potential for extension subject to any necessary planning and regulations.

**BEDROOM 1**

14' 7" x 11' 2" (4.45m x 3.40m) Double glazed windows overlooking the front, radiator, built-in wardrobe cupboards with fitted shelving hanging space and additional storage above.

**EN-SUITE SHOWER ROOM**

A modern fitted suite comprising WC with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, part tiled walls, radiator, frosted glass window overlooking the front.

**BEDROOM 2**

17' 3" x 11' 1" (5.26m x 3.38m) Double glazed window overlooking the front, built-in wardrobes with hanging space, additional shelving above, double radiator, shelving and storage cupboards above.

**BEDROOM 3**

13' 6" x 7' 10" (4.11m x 2.39m) Double glazed window to rear overlooking the rear garden, built-in wardrobe with hanging space and additional storage above, radiator.

**BEDROOM 4**

11' 1" x 7' 6" (3.38m x 2.29m) Double glazed window to rear, radiator, fitted wardrobe with hanging space and shelving and storage cupboard above.

**FAMILY BATHROOM**

Having frosted double glazed window to rear, heated chrome towel rail, a modern fitted suite comprising panel enclosed bath with chrome mixer tap and chrome hand shower attachment, low level WC with low level flush, floating wash hand basin with mixer tap, part tiled walls, chrome heated towel rail, tiled floor.

**FRONT GARDEN**

Block paved driveway providing off road parking for multiple vehicles.

**GARAGE**

16' 2" x 7' 4" (4.93m x 2.24m) Single garage accessed via up and over door, light and power provided, fitted shelving and modern electric consumer unit.

**REAR GARDEN**

Private and secluded Westerly facing rear garden with a sun patio with the rest of the garden being mainly laid to lawn with extensive and mature plant, shrub and hedge borders, outside tap, timber framed shed and side access is available.

**AGENTS NOTES**

Council Tax Band E

EPC Rating E

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

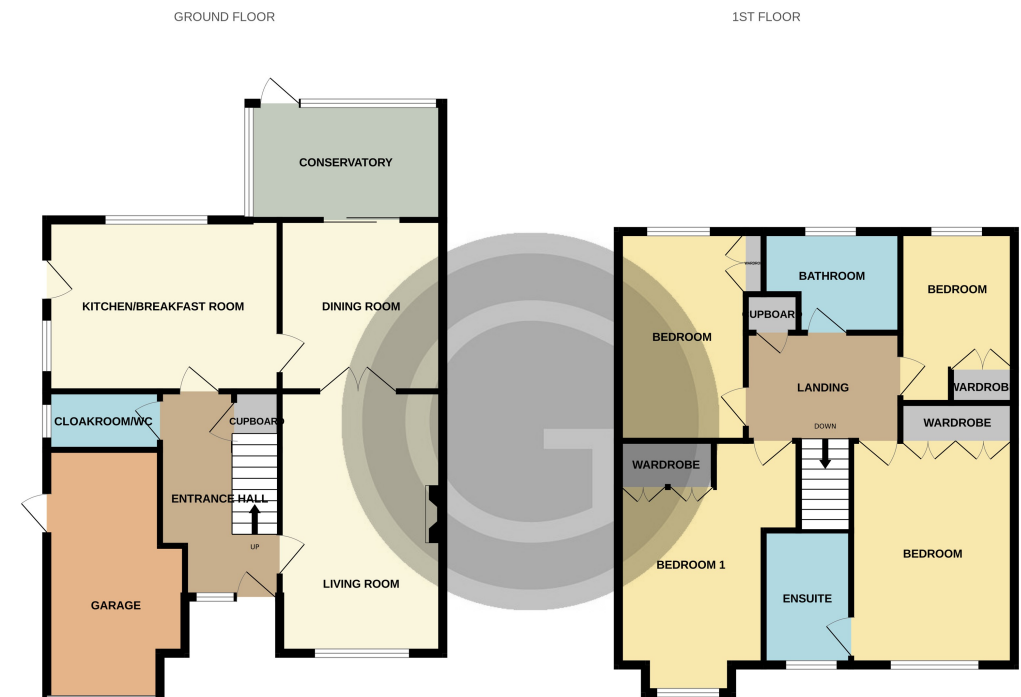
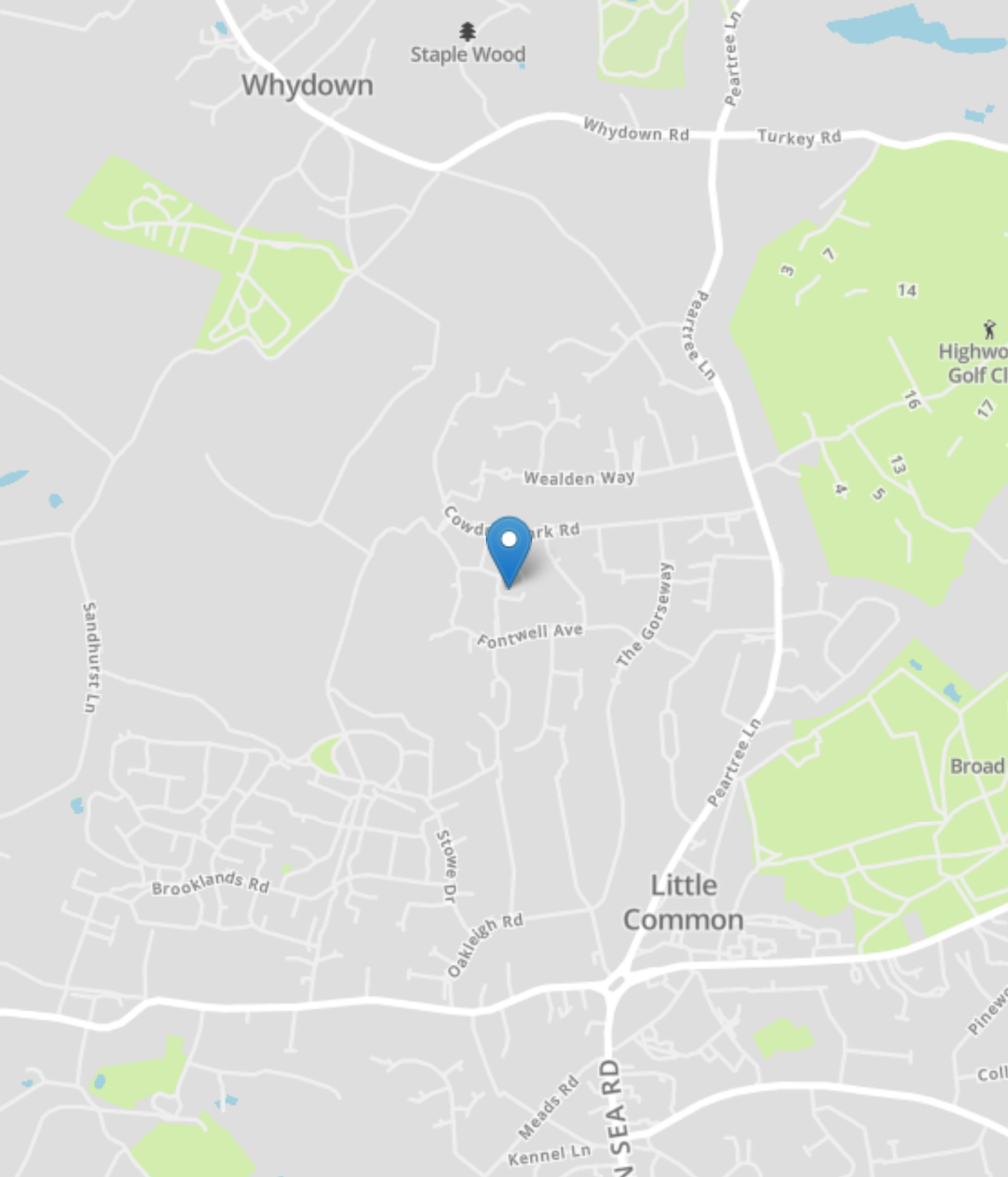
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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