



8 WEALDEN WAY, BEXHILL ON SEA, EAST SUSSEX TN39 4NY

OIRO £895,000 FREEHOLD





**ENTRANCE HALL**

A spacious entrance hall with solid wood door to the front with double glazed windows to either side, telephone point, stairs rising to the first floor landing, skirting radiator, exposed wood floorboards, doors to:

**LOUNGE**

20' 0" x 20' 0" (6.10m x 6.10m) A dual aspect room having double glazed French doors to the side giving access onto the rear garden, two further double glazed windows to the rear, feature working open fireplace, television point, coved ceiling, wall lights, skirting radiators, carpet as fitted.

**DINING ROOM**

16' 3" x 11' 0" (4.95m x 3.35m) A dual aspect room having double glazed French doors to the side giving access onto the rear garden, further double glazed window to the rear, built-in cupboard, coved ceiling, skirting radiators, exposed wooded floorboards.

**MUSIC ROOM**

20' 8" x 9' 0" (6.30m x 2.74m) A dual aspect room having double glazed bay window to the front, further double glazed window to the side, fitted bookshelves, radiator, carpet as fitted.

**KITCHEN**

14' 7" x 13' 7" (4.45m x 4.14m) Double glazed window and door to the rear giving access onto the rear garden, fitted kitchen comprising range of matching wall and base units with composite work surfaces over incorporating 1.5 bowl sink and drainer unit with mixer tap over, space for five ring gas Rangemaster double oven with extractor hood over, hanging lights, tiled flooring, ceiling spotlights, integrated appliances to include dishwasher, fridge and freezer, breakfast bar.

**UTILITY**

Double glazed window and door to the front, tiled flooring, range of matching wall and base units with composite work top surfaces over, single drainer sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, floor standing gas fired boiler.

**FAMILY ROOM**

26' 3" x 16' 5" (8.00m x 5.00m) A triple aspect room having double glazed windows to the side front and rear, radiator, television point, coved ceiling, carpet as fitted.

**WC**

Double glazed window to the front, WC, wash hand basin with mixer tap over.

**CLOAKROOM**

Double glazed frosted window to the side, low level WC, wash hand basin with tiled splash-back, useful under-stairs storage cupboard, quarry tiled floor.

**FIRST FLOOR LANDING**

Double glazed window to the side, skirting radiators, carpet as fitted, doors to all rooms.

**BEDROOM 1**

16' 5" max x 15' 3" max (5.00m max x 4.65m max) A dual aspect room having double glazed French doors to the rear opening onto a small balcony with far reaching sea views, fitted wardrobes, picture rail, skirting radiators, carpet as fitted.

**BEDROOM 2**

16' 11" x 9' 0" (5.16m x 2.74m) A triple aspect room having double glazed windows to the front and both sides, picture rail, airing cupboard, carpet as fitted, door to:

**EN-SUITE BATHROOM**

Double glazed frosted window to the side, walk in shower cubicle with unit, vanity wash hand basin with mixer tap and storage below, heated towel rail, low level WC with concealed cistern, laminate flooring.

**BEDROOM 3**

13' 0" x 10' 6" (3.96m x 3.20m) A dual aspect room having double glazed windows to the side and rear, eaves storage cupboard, radiator, loft access, carpet as fitted.

**BEDROOM 4**

13' 0" x 9' 8" (3.96m x 2.95m) Two double glazed windows to the side, fitted wardrobes along one elevation, picture rail, radiator, carpet as fitted.

**BEDROOM 5**

10' 2" x 9' 10" (3.10m x 3.00m) Double glazed window to the rear, two eaves storage cupboards, radiator, loft access, carpet as fitted.

**FAMILY BATHROOM**

Double glazed frosted window to the rear, panelled bath with mixer tap and shower unit over having hand held spray attachment, vanity wash hand basin with mixer tap with storage below, low level WC with concealed cistern, heated towel rail, radiator, laminate wood flooring.

**DOUBLE GARAGE**

20' 10" x 18' 10" (6.35m x 5.74m) Accessed via electric up and over doors, personal door and window to the rear, power and light provided.

**GARDENS**

The property is accessed via a private lane with gates leading to your own private driveway being laid with shingle and leads up the side of the property and around to the front, providing off road parking for several vehicles and leads to the detached double garage, the remainder of the gardens are mainly laid to lawn and are enclosed by fencing to all sides, range of mature trees, flower beds and borders, above ground swimming pool, summer house, shed, log shed, vegetable area, private gated pathway leading into Highwoods Avenue where you can access the woods.

**AGENTS NOTES**

Council Tax Band F

EPC Rating E

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

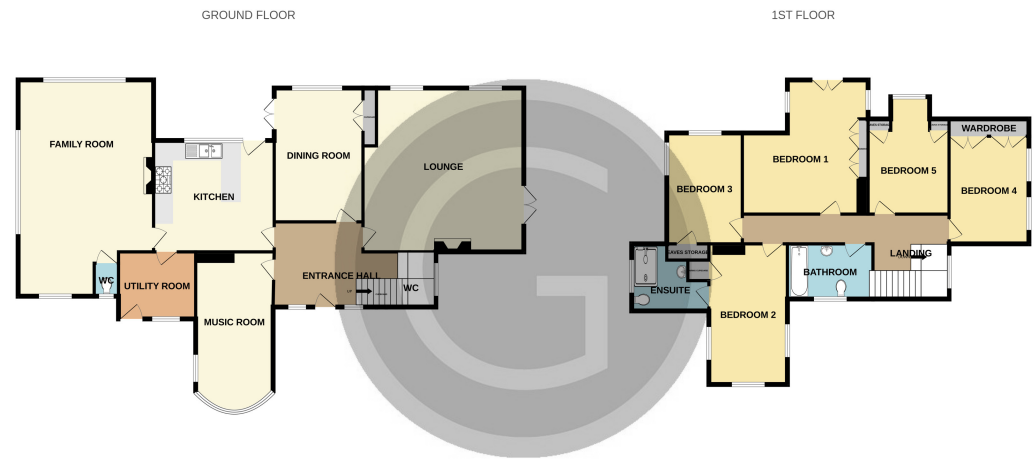
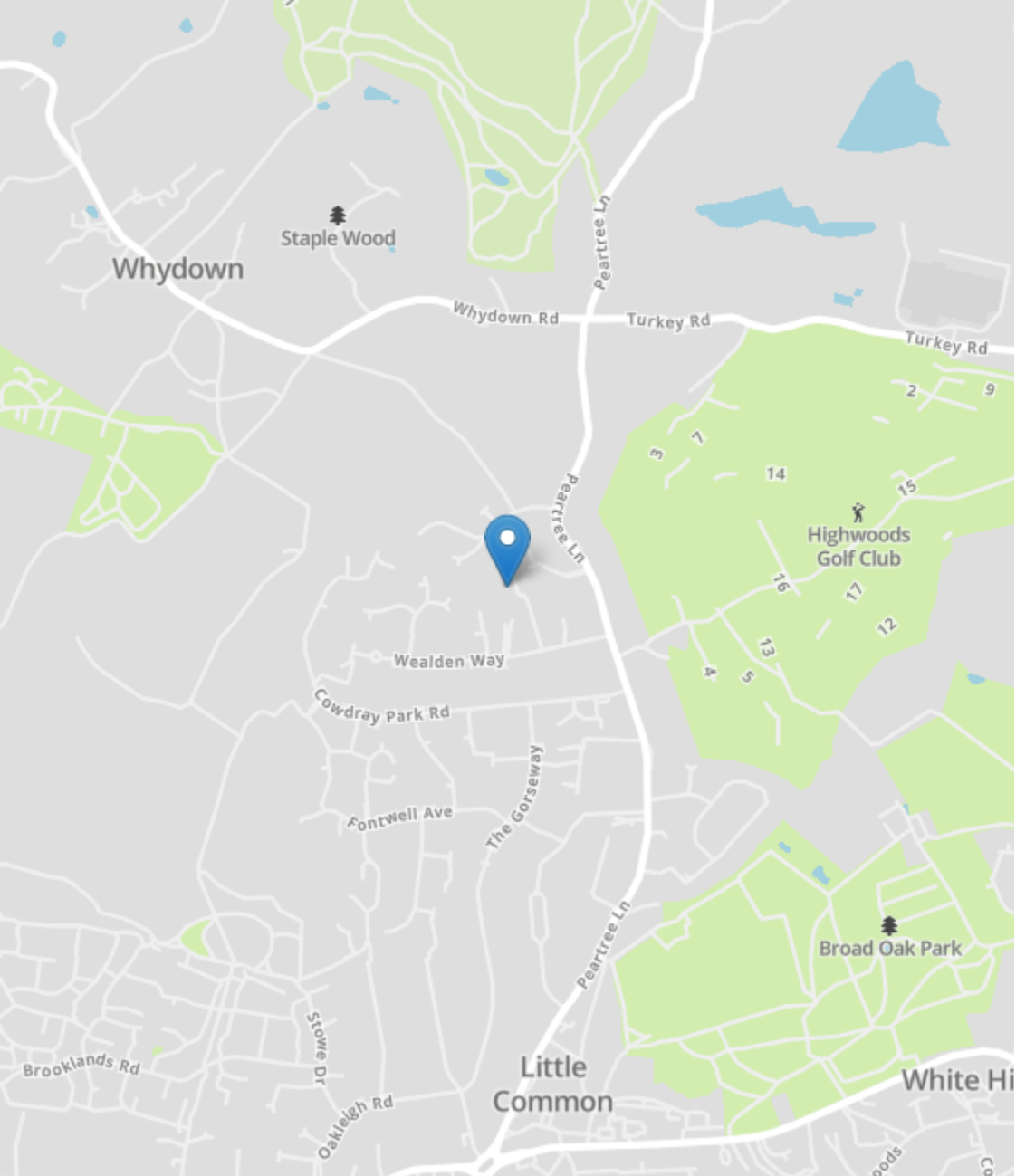
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must 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.









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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