



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

42 Galley Hill View, Bexhill-on-Sea, East Sussex TN40
£267,000 ^{1SX}
🚗 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

In a popular location, this modern mid-terrace house offers two allocated parking spaces and no onward chain. This well-presented house is conveniently located close to the iconic seafront promenade and boasts well-presented accommodation including; An enclosed entrance porch opening into the inner hall. The modern fitted kitchen features matching wall and base units with an integrated oven & hob, newly laid flooring and space for appliances. The lounge/diner has sliding doors into the conservatory with views over the rear garden. On the first floor you will find two double bedrooms and a bathroom suite. One of the double bedrooms features extensive wardrobes and storage space. Furthermore, the property benefits from gas central heating and double glazing.



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Sussex, TN40 1SX

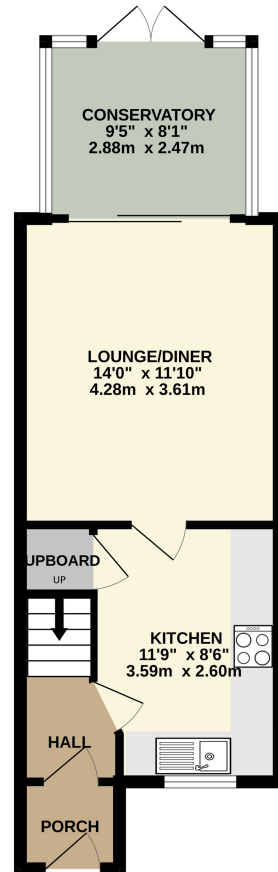
 2 Bedroom  1 Bathroom  2 Reception

Key Features:

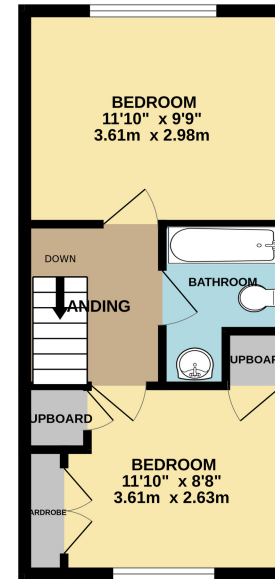
- Well Presented Mid- Terraced House
- Popular Location
- Two Allocated Parking Spaces
- Walking Distance To The Seafront Promenades & Town Centre
- Two Double Bedrooms
- No Onward Chain
- Large Rear Garden
- Gas Central Heating & Double Glazing


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GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Exterior

There is off-road parking to the front of the property, together with an additional parking space adjacent to the property a very short distance away. The rear garden is predominantly laid to lawn with a variety of well-established trees, shrubs, plants and a garden shed.

Location

The house is located in a popular location in Bexhill. Close by you will find the seafront promenades, town centre, and the mainline railway station offering regular direct routes into Hastings, Eastbourne, Brighton Gatwick & London Victoria. The closest primary school is St Peters & St Paul with an outstanding OFSTED report and the closest secondary School being within walking distance is St Richards Catholic College with an outstanding OFSTED report.

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