



56 SPRINGFIELD ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2BJ

£395,000 FREEHOLD



ENTRANCE HALL

Accessed via double glazed composite front door, frosted double glazed window to the front, radiator, useful understairs storage cupboard, stairs rising to the first floor landing.

LIVING ROOM

12' 7" x 10' 9" into bay (3.84m x 3.28m into bay) double glazed box bay window to the front, further double glazed window to the side, radiator, carpet as fitted.

KITCHEN/DINING ROOM

20' 7" x 10' 9" (6.27m x 3.28m) A triple aspect room having double glazed windows to the rear and side with box bay window to the side, double glazed door to the rear giving access onto the rear garden, radiator, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating 1.5 bowl stainless steel single drainer sink unit with mixer tap, fitted induction hob, eye level double oven, integrated dishwasher, space for washing machine and fridge/freezer, ceiling spotlights.

FIRST FLOOR LANDING

Double glazed frosted window to the side.

BEDROOM 1

10' 9" x 10' 1" (3.28m x 3.07m) Double glazed window to the side, picture rail, radiator, carpet as fitted.

BEDROOM 2

11' 0" x 9' 11" (3.35m x 3.02m) Double glazed window to the front, picture rail, radiator, carpet as fitted.

BEDROOM 3

7' 6" x 7' 5" (2.29m x 2.26m) Double glazed window to the rear, picture rail, radiator, airing cupboard with radiator.

SEPERATE WC

Double glazed frosted window to the side, low level WC, radiator, wash hand basin.

BATHROOM

Double glazed frosted window to the front, fitted suite comprising panelled bath with shower unit over, vanity wash hand basin with storage below, heated towel rail.

FRONT GARDEN

The front garden is predominantly laid to lawn with concrete pathway leading to the front door, flower beds and borders to both sides.

REAR GARDEN

The rear garden is mainly laid to lawn with a paved patio seating area, timber shed with power and light provided, further storage area, the garden is enclosed with fencing and contains various trees shrubs and bushes.

AGENTS NOTES

Council Tax Band C

EPC Rating D

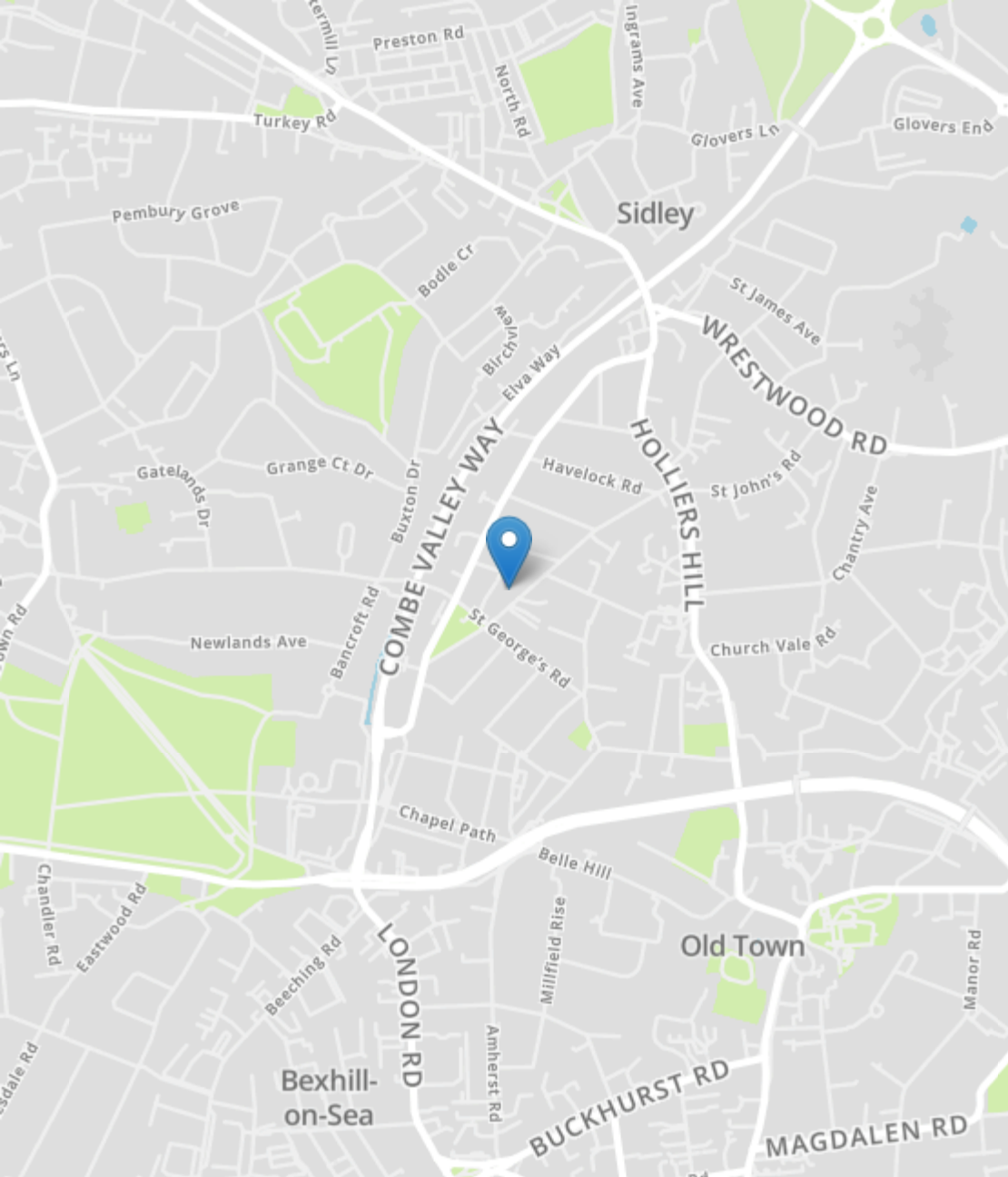
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

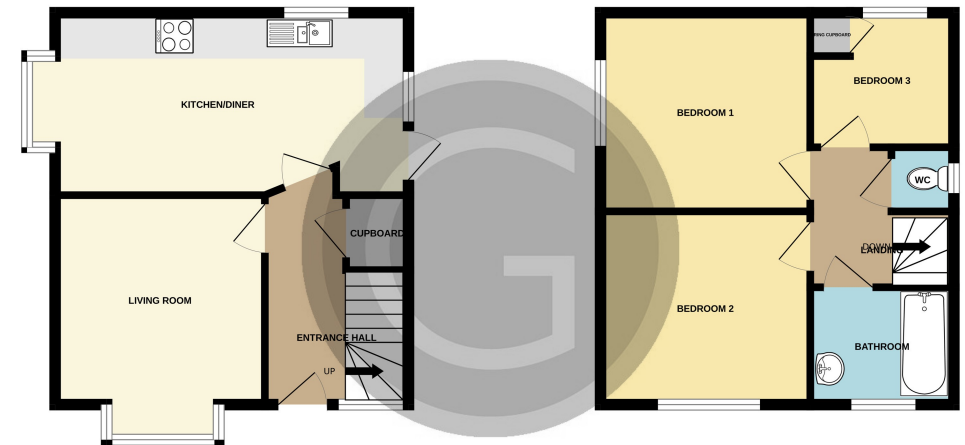
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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.3 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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