



FLAT 2, 17 BUCKHURST ROAD, BEXHILL-ON-SEA, EAST SUSSEX TN40 1QF
£245,000 LEASEHOLD

 Greystones
INDEPENDENT ESTATE AGENTS

COMMUNAL HALLWAY

Access via a wooden front door. Stairs to all floors and a private door to:

ENTRANCE HALL

Accessed via a wooden glazed front door. Entry-phone system, meter cupboard and fitted carpets.

LIVING/DINING ROOM

18' 0" x 15' 7" (5.49m x 4.75m) Double aspect, double glazed windows with two to the side and a UPVC sling double glazed door opening to the rear garden. Feature fireplace with surround and a tiled hearth. Electric heater, part wood panelled walls, fitted carpets and coved ceiling.

KITCHEN

11' 6" x 6' 0" (3.51m x 1.83m) Double glazed window to side. Fitted with a range of matching base and wall units with worktop surfaces over incorporating a stainless steel, single drainer sink unit with mixer tap. Fitted electric hob with extractor hood above and an electric oven below. Space for a washing machine and further appliance.

BEDROOM 1

13' 10" x 13' 3" (4.22m x 4.04m) Two double glazed windows to rear overlooking the rear garden, electric heater, coved ceiling and fitted carpets.

BEDROOM 2

13' 10" x 7' 7" (4.22m x 2.31m) Double glazed windows to side, electric heater and fitted carpets.

BATHROOM/WC

Frosted double glazed window to side. panelled bath with mixer tap and an electric shower over, low level WC, pedestal wash hand basin, airing cupboard housing the hot water cylinder and a wall mounted electric heater.

GARDEN

To the rear of the property there is a good sized and enclosed garden which is laid to lawn. The wooden fenced garden has a gated side access.

AGENT NOTES

Council Tax Band A

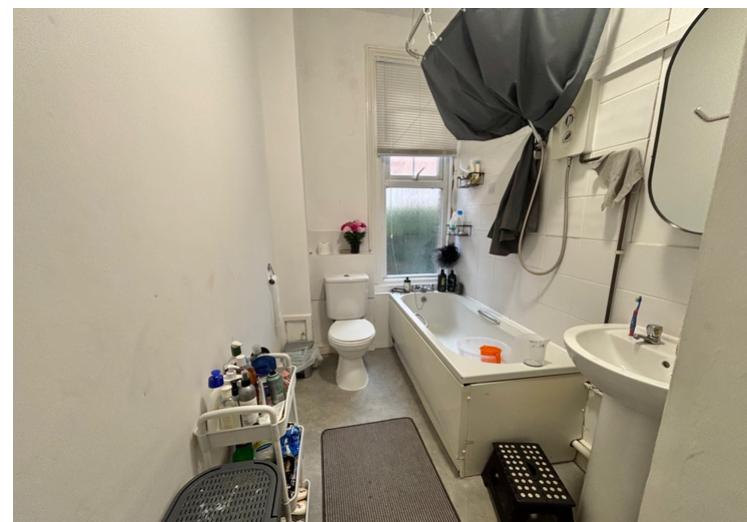
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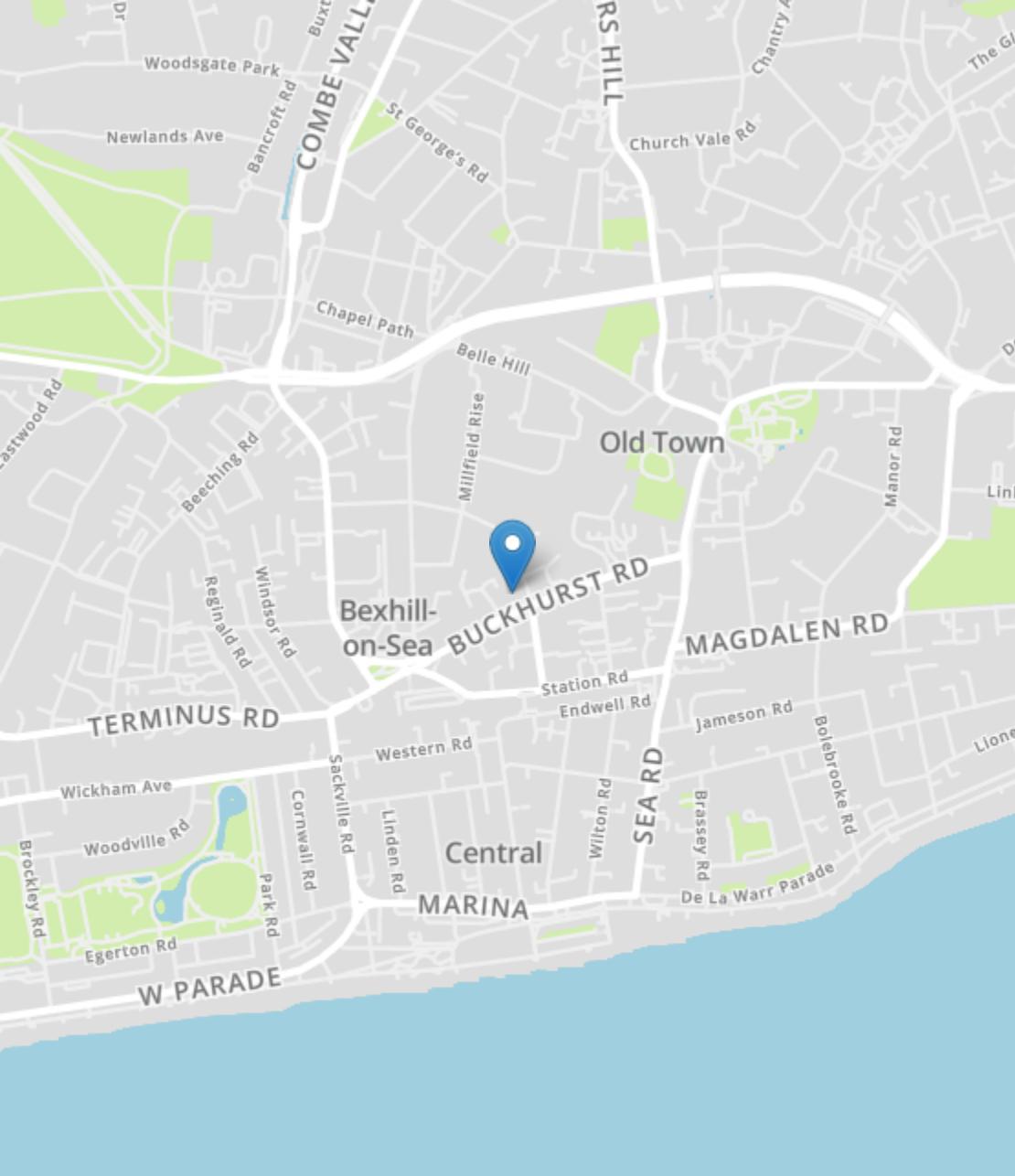
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

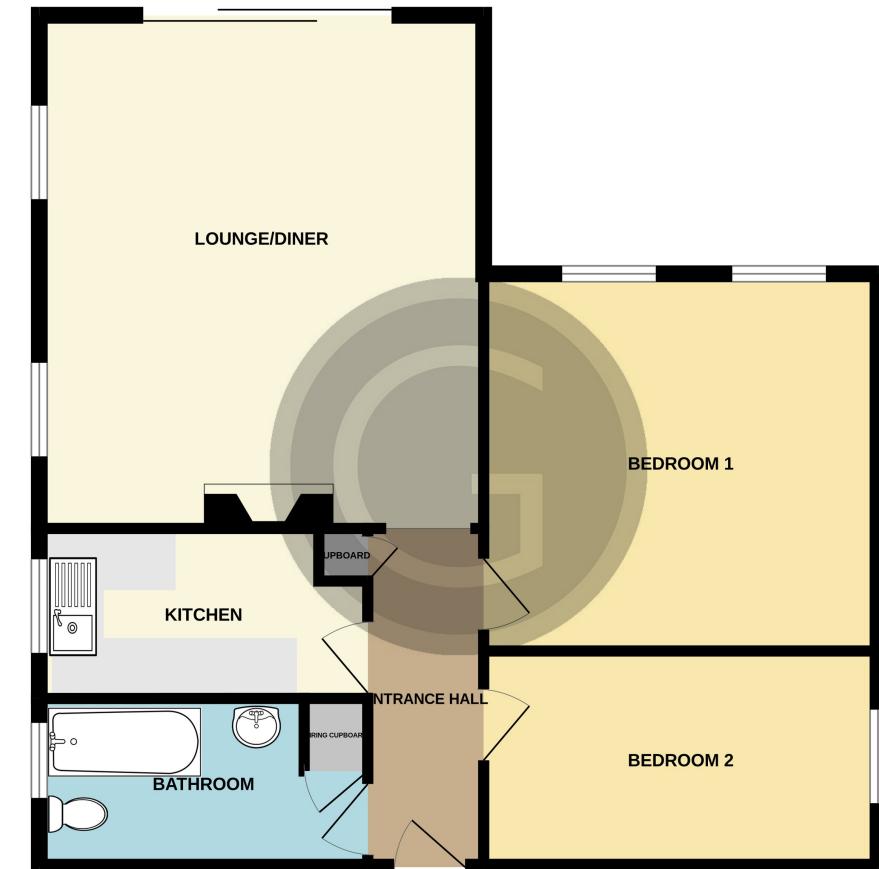
DISCLAIMER PROPERTY DETAILS

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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