



1 SILVA CLOSE, BEXHILL ON SEA, EAST SUSSEX TN40 2SY

£340,000 FREEHOLD

 **Greystones**
INDEPENDENT ESTATE AGENTS

ENTRANCE HALL

Accessed via a UPVC composite door with inset glazed panels, loft access, radiator, laminate wood flooring, storage cupboard.

LIVING ROOM

16' 2" x 11' 10" (4.93m x 3.61m) Double glazed bi-fold doors to rear opening onto the rear garden, vertical radiator and laminate wood flooring.

KITCHEN

15' 8" x 9' 8" (4.78m x 2.95m) Double glazed window to the front, double glazed door to the side, fitted kitchen comprising range of matching wall and base units with Quartz work surfaces over incorporating single drainer sink unit with mixer tap, under counter lighting, fitted induction hob with extractor hood over, eye level double oven, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, boiler cupboard, radiator, Antico flooring.

BEDROOM 1

15' 7" x 11' 10" (4.75m x 3.61m) Double glazed window to the front, built-in double wardrobe, radiator, laminate flooring.

BEDROOM 2

12' 8" x 9' 11" (3.86m x 3.02m) Double glazed window to the front, built-in double wardrobe, radiator, carpet as fitted.

BATHROOM/WC

8' 2" x 6' 8" (2.49m x 2.03m) Two double glazed frosted windows to the side, slipper bath with free standing mixer tap and shower attachment, wall mounted vanity wash hand basin with mixer tap and soft close drawers below, walk in shower cubicle with rainfall showerhead and hand held attachment, heated towel rail, extractor fan.

FRONT GARDEN

To the front of the property is an area of lawned garden, driveway providing off road parking for three to four vehicles leading to the garage.

GARAGE

Accessed via up and over door, door to the rear giving access onto the rear garden.

REAR GARDEN

To the rear of the property there is an area of garden which is enclosed with wooden fencing, wooden decked pathway and seating area, side gated access, rear door giving access to the garage.

AGENTS NOTES

Council Tax Band D

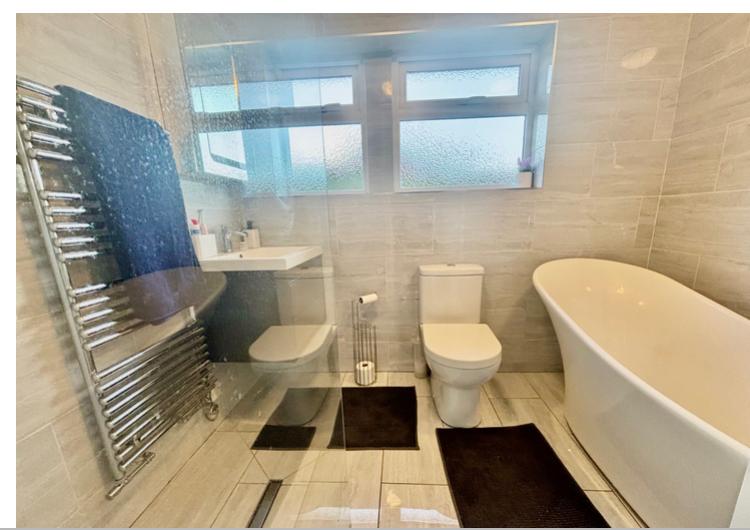
EPC Rating TBC

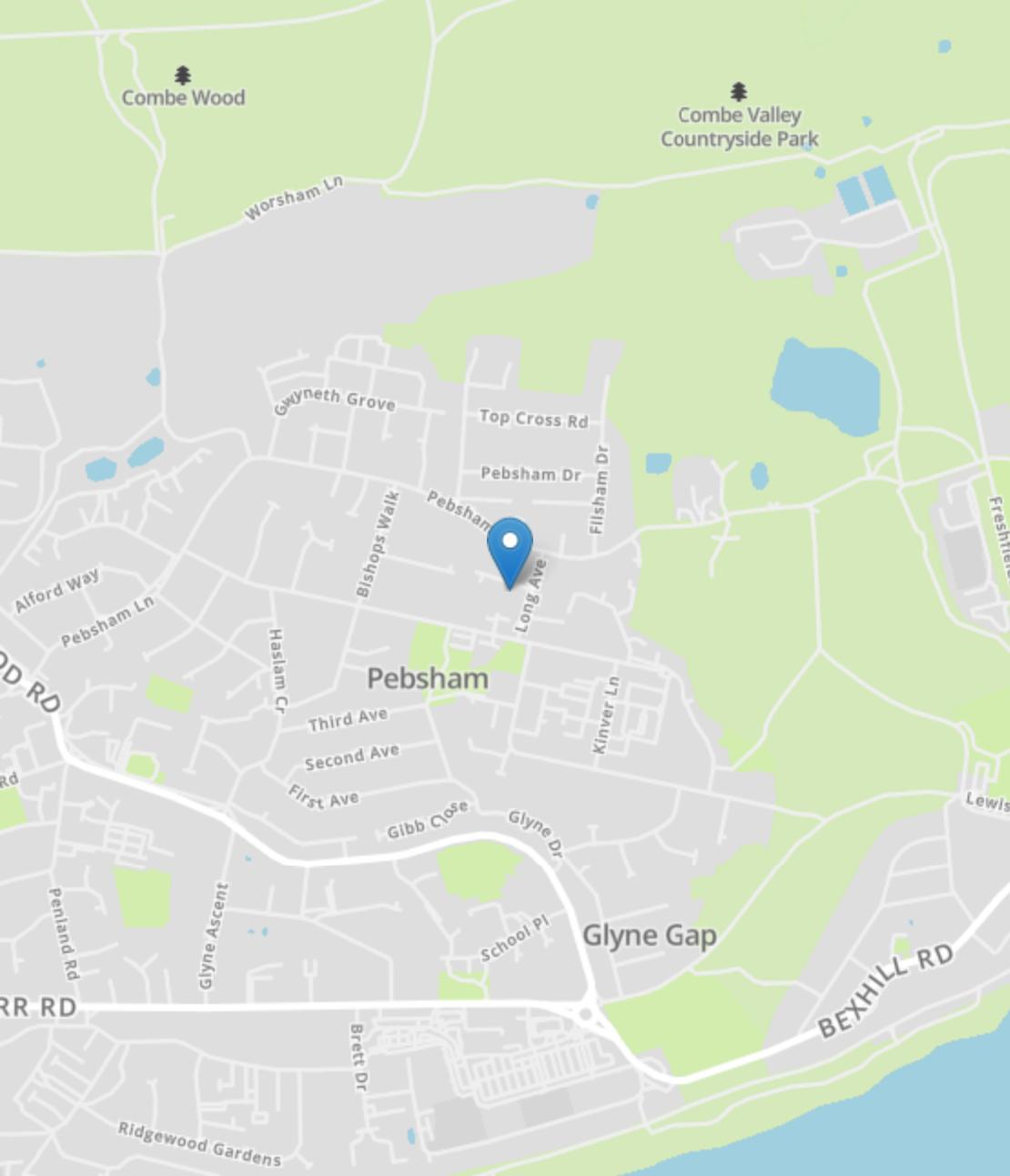
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

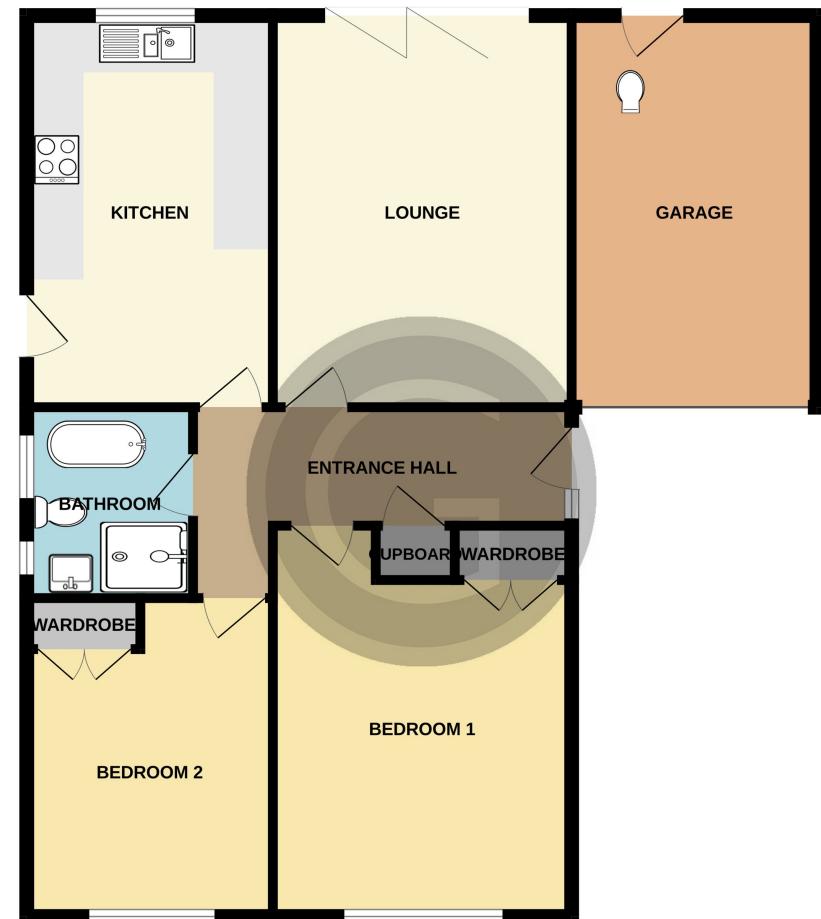
DISCLAIMER PROPERTY DETAILS

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