



18 ST PETERS CRESCENT, BEXHILL ON SEA, EAST SUSSEX TN40 2EH

£450,000 FREEHOLD



ENTRANCE HALL

storage cupboard, radiator, access to loft space via hatch.

LIVING/DINING ROOM

24' 9" x 10' 9" max (7.54m x 3.28m max) Double glazed windows to all sides with bay window to the front, feature fireplace with inset gas fire, door giving access to the conservatory.

CONSERVATORY

8' 8" x 8' 3" (2.64m x 2.51m) A double glazed conservatory with door giving access onto the garden.

KITCHEN

10' 9" x 8' 4" (3.28m x 2.54m) Double glazed window to the side, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap, fitted electric hob with double oven, integrated fridge freezer washing machine and slimline dishwasher.

BEDROOM 1

14' 6" x 9' 6" (4.42m x 2.90m) A dual aspect room having double glazed windows to the front and side, radiator, built-in wardrobes carpet as fitted.

BEDROOM 2

12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to the side, radiator, carpet as fitted.

BEDROOM 3

9' 0" x 8' 1" (2.74m x 2.46m) A dual aspect room having double glazed windows to the front and side, radiator, built-in wardrobes carpet as fitted.

SEPARATE WC

Double glazed frosted window to the side, radiator, low level WC, vanity wash hand basin with mixer tap and storage below.

FAMILY BATHROOM

Double glazed frosted window to the side, fitted suite comprising vanity wash hand basin with mixer taps and storage below, panelled bath with electric shower over, low level WC, heated towel rail, tiled walls.

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) Accessed via up and over door, window to the rear, power and light provided.

REAR GARDEN

A good sized enclosed garden which is mainly laid to lawn, side access, greenhouse, summerhouse, flower beds and borders, variety of trees and shrubs.

AGENTS NOTES

Council Tax Band D

EPC Rating TBC

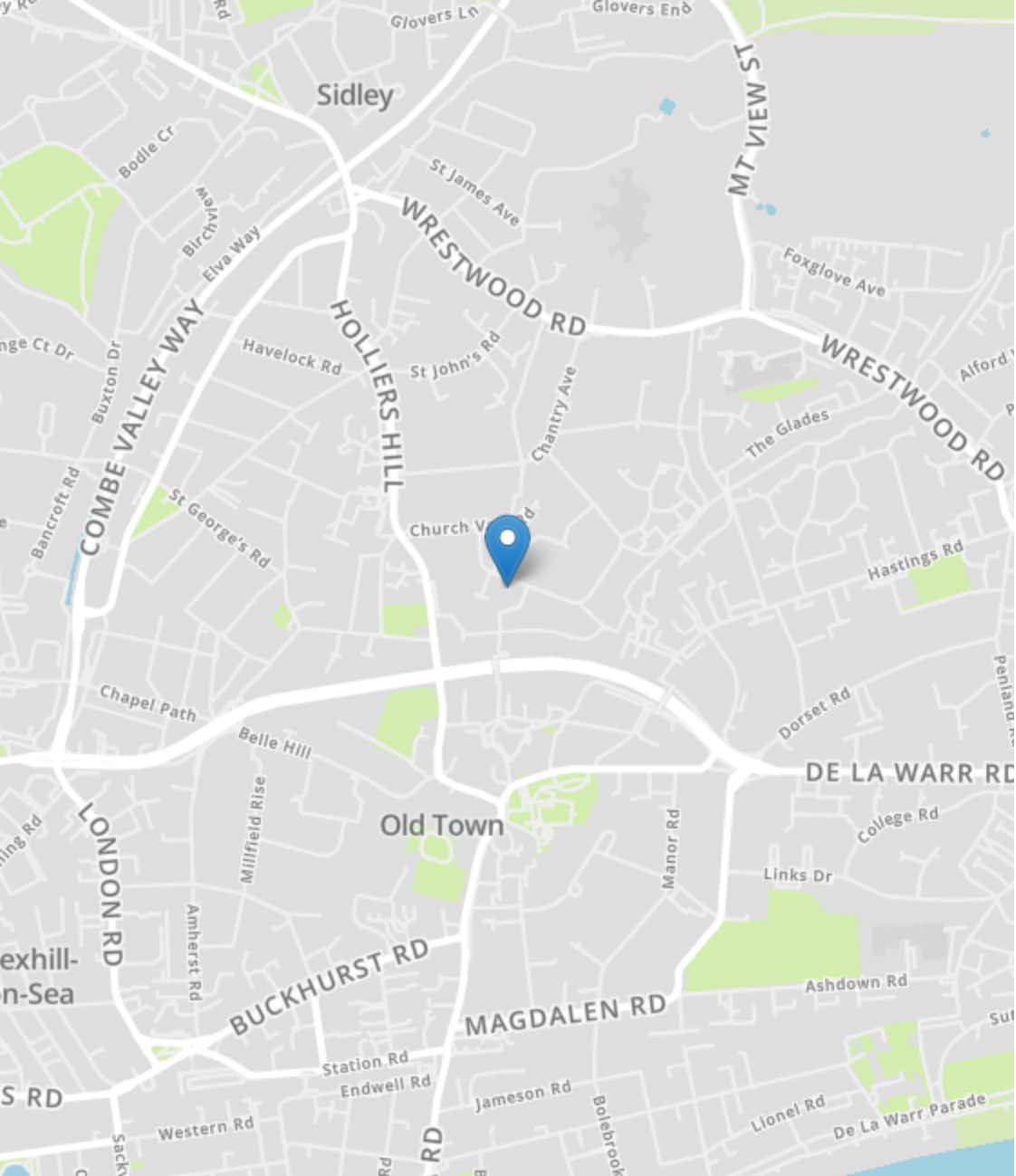
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

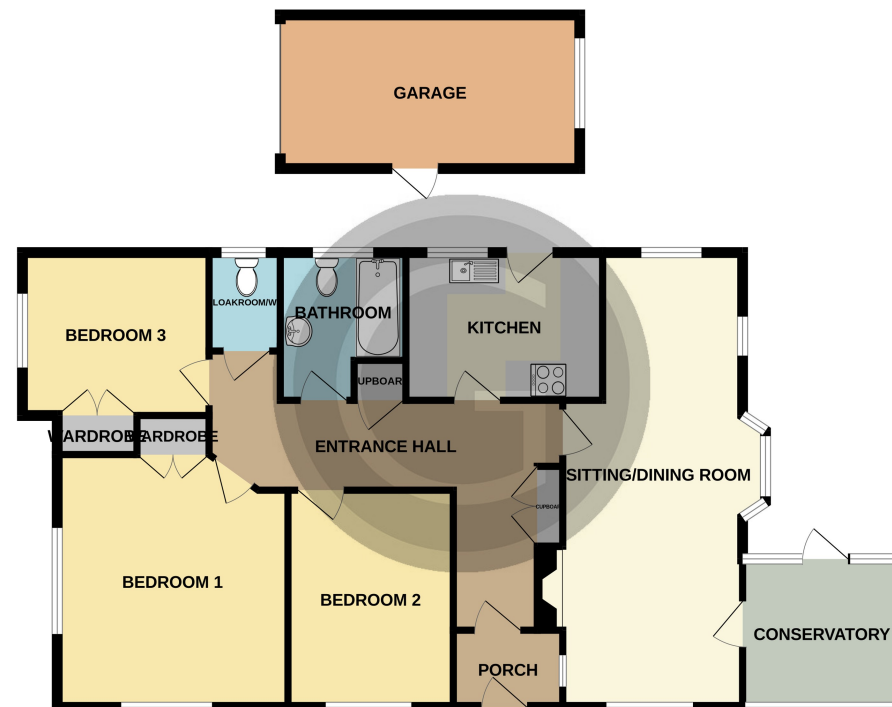
DISCLAIMER PROPERTY DETAILS

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.
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