



4 LONG AVENUE, BEXHILL ON SEA, EAST SUSSEX TN40 2SJ

OFFERS OVER £350,000 FREEHOLD



ENTRANCE HALL

Accessed via a UPVC double glazed door with further double glazed windows to either side. Under stairs storage cupboard, radiator, laminate wood flooring and stairs to the landing.

LIVING ROOM

17' 6" x 12' 9" (5.33m x 3.89m) Double aspect, double glazed windows to front and side. Fireplace with hearth, radiator, coved ceiling and fitted carpets.

KITCHEN/DINING ROOM

17' 6" x 9' 9" (5.33m x 2.97m) Double aspect, double glazed windows to rear and side. Further UPVC door and window to rear opening to the rear garden. Fitted with a range of matching base and wall units with worktop surfaces over incorporating a one and a half bowl, single drainer sink unit with mixer tap. Space for a five ring gas cooker with extractor hood over. Space for a fridge, freezer, dishwasher and washing machine. Built-in cupboard housing the gas boiler.

LANDING

Loft access, dado rail and fitted carpets.

MASTER BEDROOM

13' 5" x 9' 9" (4.09m x 2.97m) Double glazed window to rear, radiator, fitted carpets, coved ceiling, fitted wardrobes and door to:

EN-SUITE SHOWER ROOM/WC

Shower cubicle with unit, low level WC, vanity wash hand basin with mixer tap and storage below. Heated towel rail.

BEDROOM 2

12' 11" x 8' 7" (3.94m x 2.62m) Double glazed window to front, radiator, coved ceiling, built-in wardrobe and fitted carpets.

BEDROOM 3

12' 11" x 8' 8" (3.94m x 2.64m) Double glazed window to front, radiator, coved ceiling and fitted carpets.

FAMILY BATHROOM/WC

Double glazed window to side. Panelled bath with shower unit over, low level WC, vanity was hand basin with mixer tap and storage below. Heated towel rail and airing cupboard with radiator and shelving.

GARDENS

To the front of the property there is an area of garden and gated side access to the rear garden. The rear has a paved patio seating area nearest to the house and a further seating area to the far end. The gardens is enclosed and has a lawned area, timber shed and rear access door to the garage.

GARAGE

25' 7" x 9' 1" (7.80m x 2.77m) A good sized garage with an up and over door, double glazed windows to both sides and a UPVC double glazed door to the rear garden. The far end has a work bench, power and lighting.

OFF ROAD PARKING

To the front of the property there is a brick paved driveway providing off road parking for multiple vehicles.

AGENTS NOTES

Council Tax Band C

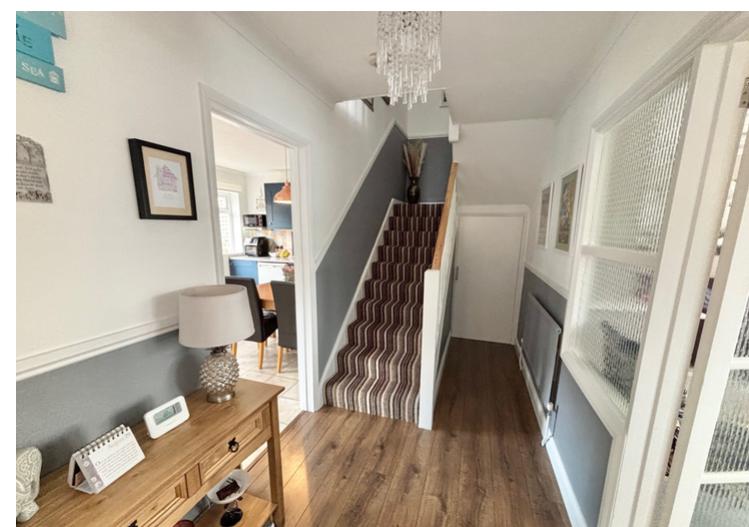
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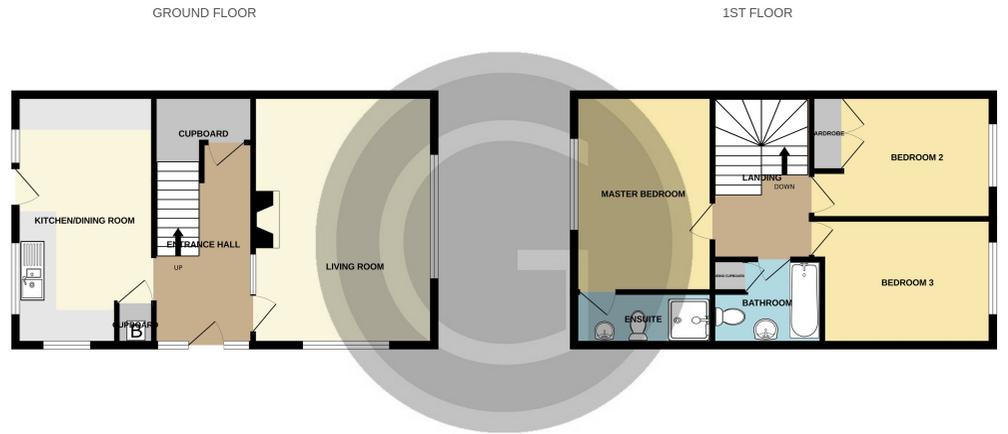
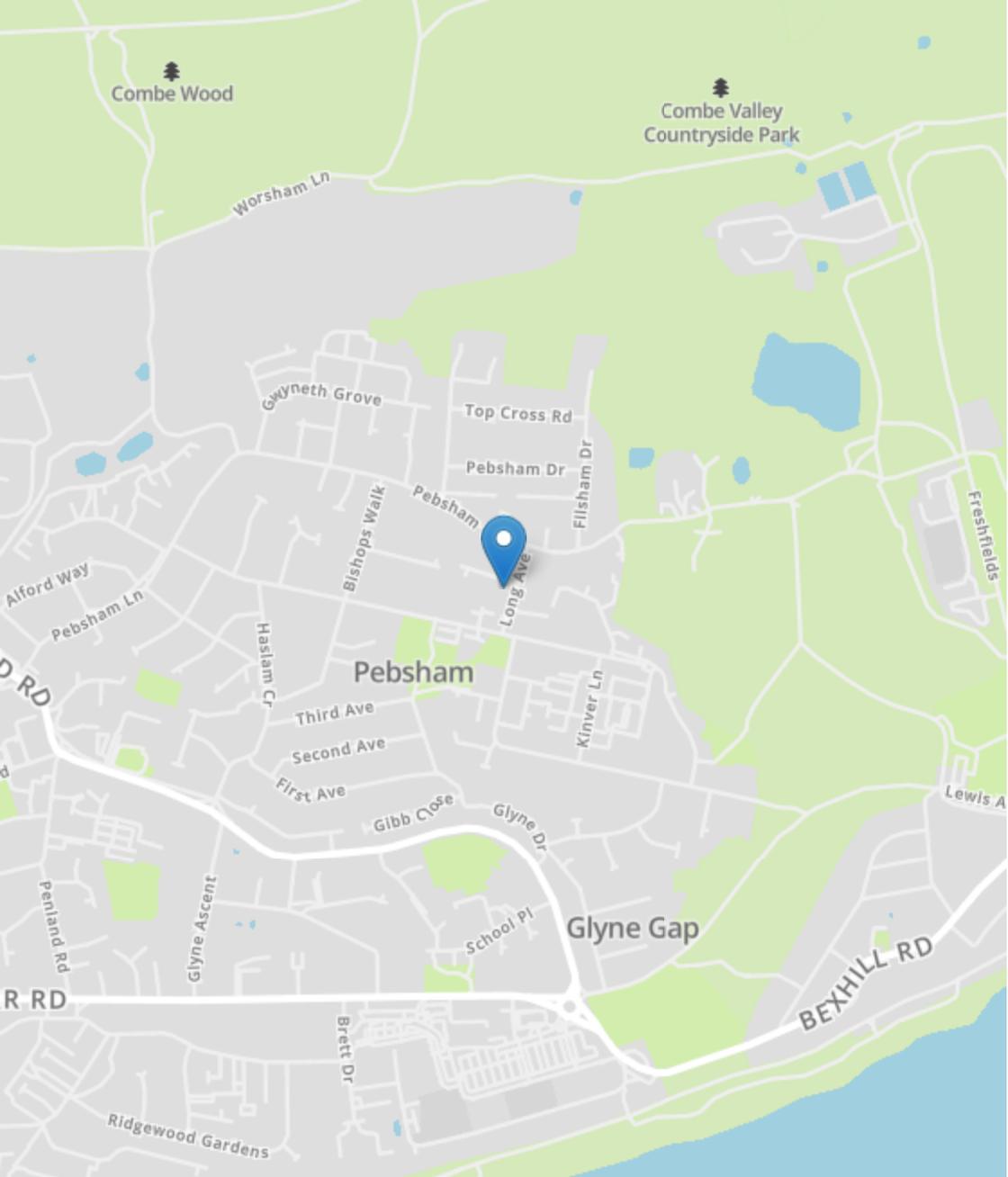
VIEWING ARRANGEMENTS

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.





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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