



1 WINSTON DRIVE, BEXHILL ON SEA, EAST SUSSEX TN39 3RP

£580,000 FREEHOLD





### **ENTRANCE HALL**

Accessed via double glazed front door, radiator, door to cloaks/WC, glazed borrowed light windows to the front and side, opening to the inner hallway.

### **INNER HALLWAY**

Access to loft space via hatch, airing cupboard housing hot water cylinder, storage cupboard, carpet as fitted.

### **CLOAKROOM/WC**

Double glazed frosted window to the side, low level WC, pedestal wash hand basin, tiled wall and floor, coved ceiling.

### **LIVING ROOM**

23' 9" x 17' 4" (7.24m x 5.28m) A triple aspect room having double glazed windows to the front side and rear, feature fireplace with brick surround, gas coal effect fire with tiled hearth, two radiators, coved ceiling, wall lights, carpet as fitted.

### **KITCHEN**

14' 4" x 9' 8" (4.37m x 2.95m) A dual aspect room having double glazed windows to the front and side, fitted kitchen comprising range of wall and base unit with work surfaces over incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap over, integrated fridge dishwasher and freezer, fitted gas hob with extractor hood over, eye level double oven, tiled flooring, door to inner lobby.

### **INNER LOBBY**

Double glazed door giving access to the rear garden, utility cupboard with space and plumbing for washing machine, further cupboard housing wall mounted gas fired boiler, space for free standing freezer.

### **BEDROOM 1**

17' 7" x 11' 11" into bay and door recess (5.36m x 3.63m into bay and door recess) A dual aspect room having double glazed window to the side and bay window to the front, built-in wardrobes, radiator, carpet as fitted.

### **BEDROOM 2**

14' 11" x 11' 11" (4.55m x 3.63m) Double glazed window to the side, built-in wardrobes, radiator, carpet as fitted.

### **BEDROOM 3**

9' 9" x 9' 9" (2.97m x 2.97m) Double glazed window to the rear, radiator, carpet as fitted.

### **BATH/SHOWER ROOM**

Double glazed frosted window to the side, panelled jacuzzi bath with mixer tap, low level WC, wall mounted wash hand basin, bidet, shower cubicle with electric shower unit, tiled walls and floor.

### **FRONT GARDEN**

The front garden is a particular feature of the property and is mainly laid to lawn with flower beds and borders, side access, brick paved off road parking for up to three vehicles leading to the garage.

### **GARAGE**

20' 9" x 9' 6" (6.32m x 2.90m) Accessed via electric up and over door, door to the side giving access to the rear garden.

### **REAR GARDEN**

Enclosed lawned garden with pathway, corner timber shed, paved patio seating area, flower beds and fruit tree.

### **AGENTS NOTES**

Council Tax Band E

EPC Rating TBC

### **VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

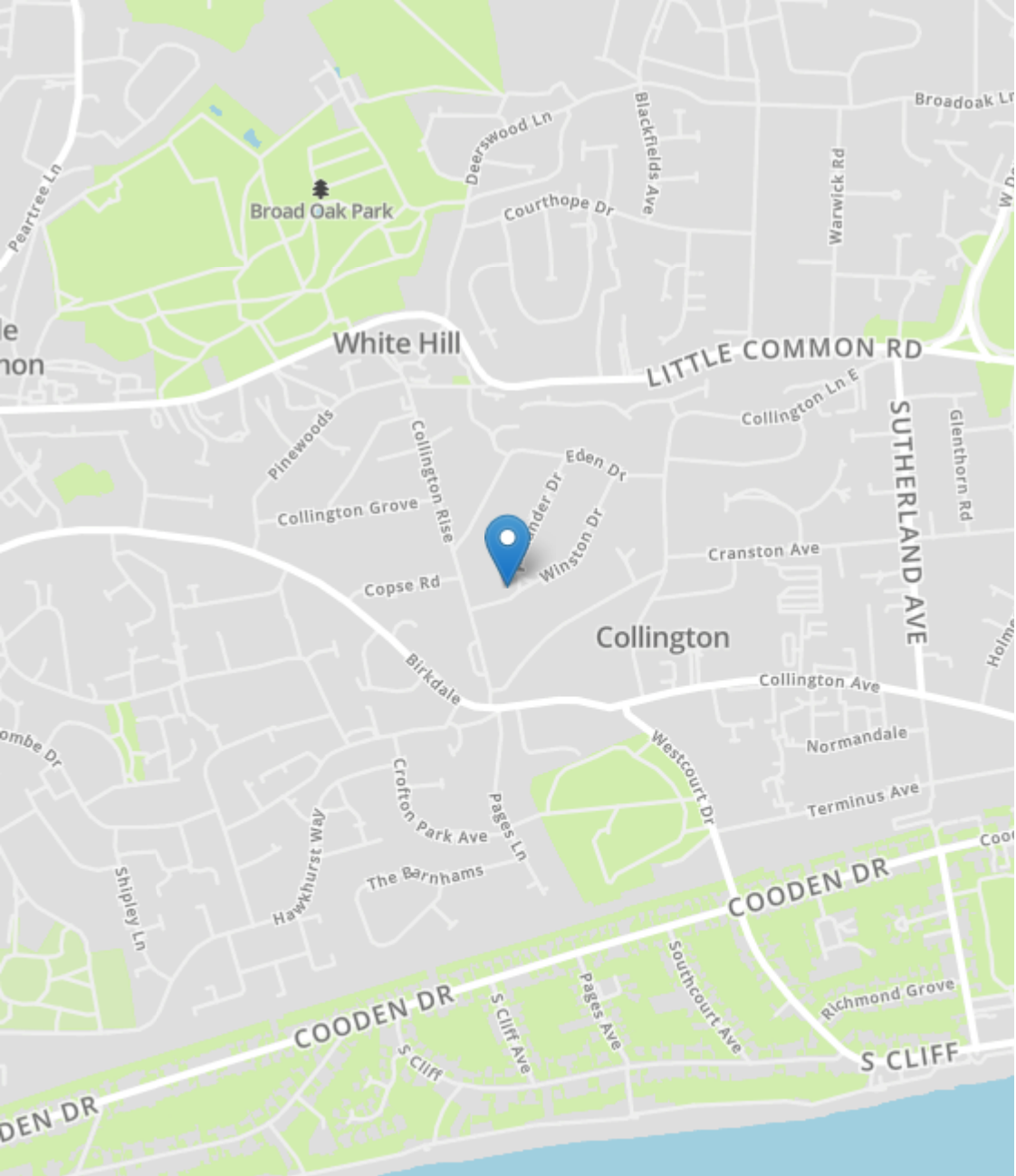
### **DISCLAIMER PROPERTY DETAILS**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

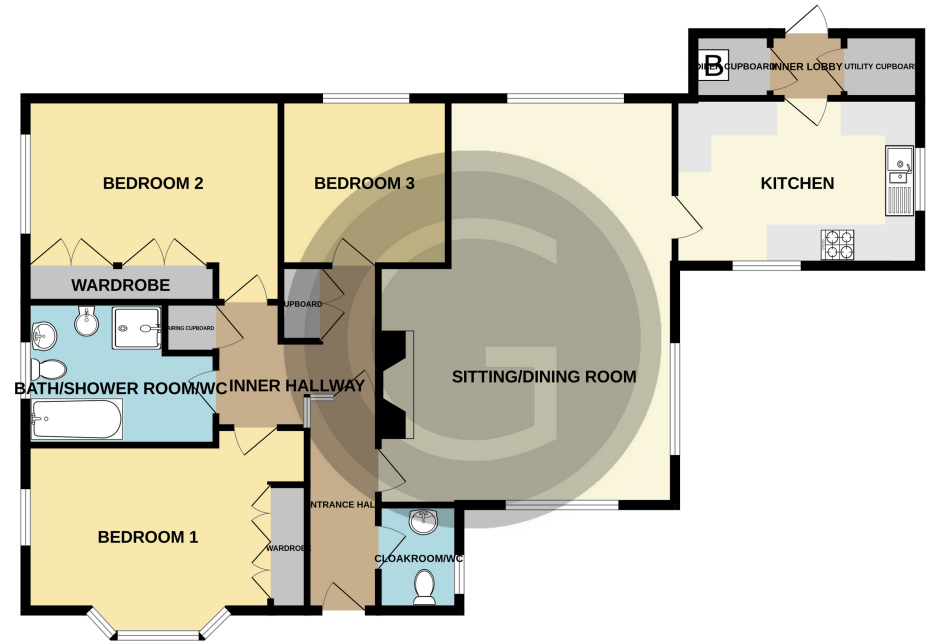








GROUND FLOOR



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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