



32A ST JAMES ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2DF

OIEO £160,000 LEASEHOLD



PRIVATE ENTRANCE HALL

Double glazed door pattern insert leading into entrance hall, coved ceiling, radiator, built-in storage cupboard, telephone point, carpet as fitted, doors to all rooms.

LOUNGE/DINER

15' 5" x 13' 0" (4.70m x 3.96m) Double glazed bay window to front, coved ceiling, double radiator, telephone point, television point, carpet as fitted.

KITCHEN

6' 8" x 9' 8" (2.03m x 2.95m) Double glazed window to side, range of matching wall and base units with fitted drawers under and laminated work surfaces over, inset stainless steel sink with single drainer and chrome central mixer tap over, inset four ring gas hob with extractor hood over and fitted electric oven under, integrated fridge/freezer, space and plumbing for washing machine, wall mounted gas boiler, coved ceiling, part tiled walls, radiator, tiled floor.

BEDROOM ONE

10' 8" x 13' 0" (3.25m x 3.96m) Double glazed window to rear, double radiator, coved ceiling, television point, carpet as fitted.

BATHROOM

Double glazed frosted window to side, a modern white suite comprising of a panelled bath with mixer spray attachment over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, coved ceiling, tiled floor.

GARDEN

To the rear of the property is an area of garden which is mainly laid to lawn with flower beds and borders.

AGENTS NOTES

EPC Rating: C

Council Tax Band: A

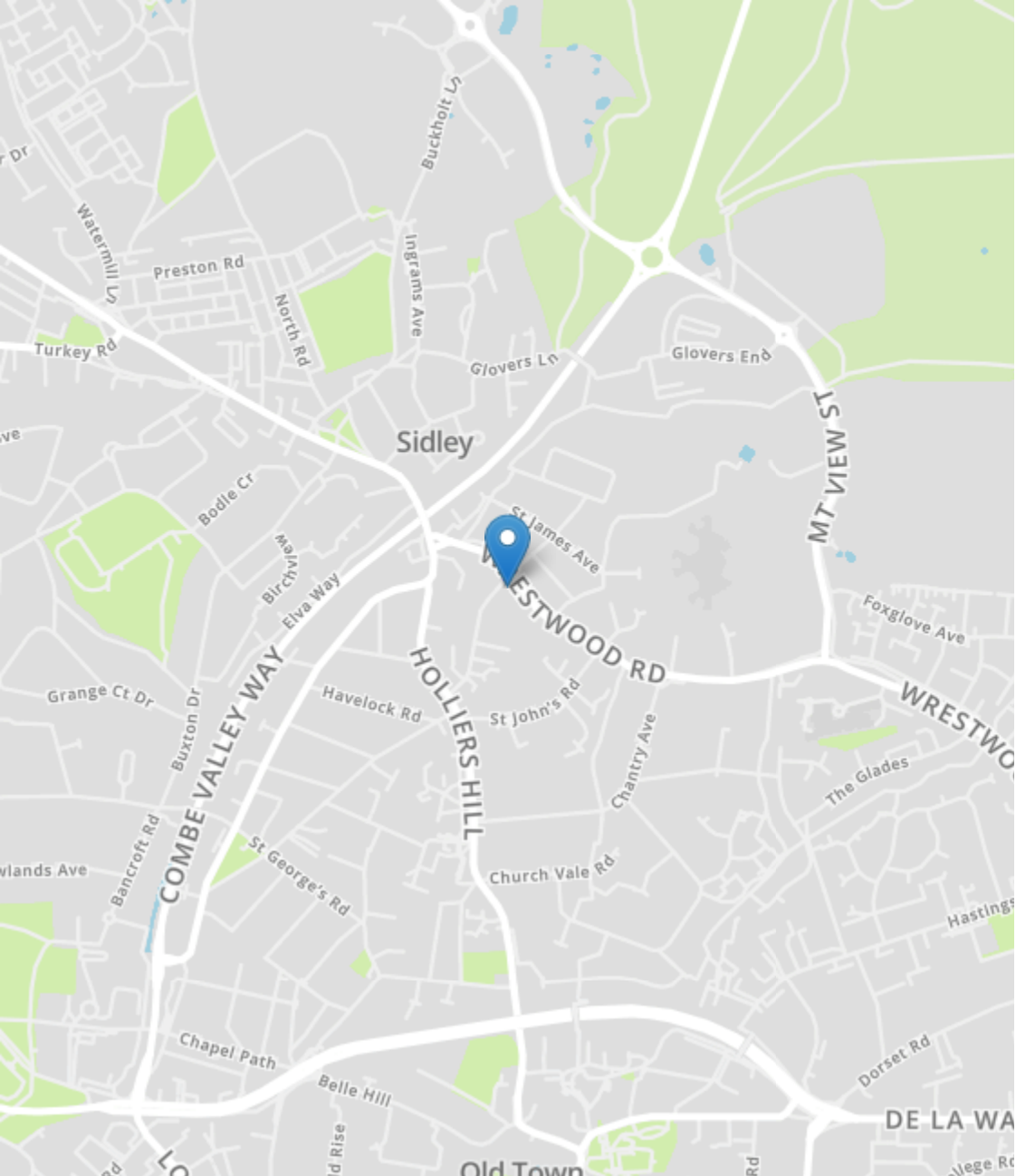
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

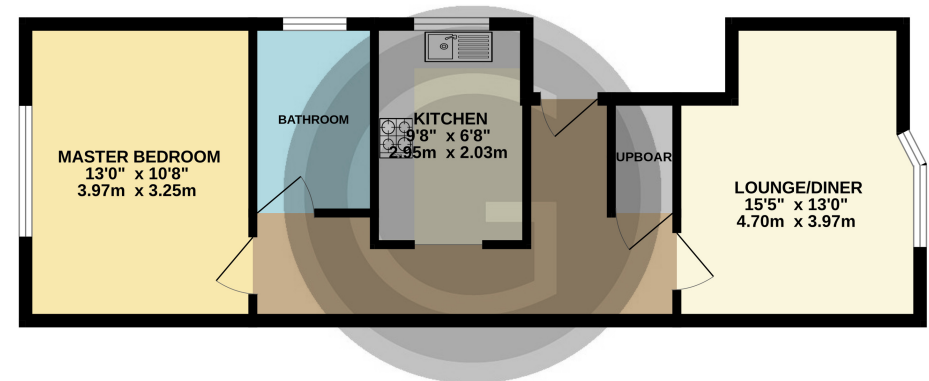
DISCLAIMER PROPERTY DETAILS

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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