



15 ST DAVIDS AVENUE, BEXHILL ON SEA, EAST SUSSEX TN40 2BE

£525,000 FREEHOLD

 Greystones
INDEPENDENT ESTATE AGENTS

ENTRANCE HALL

Double glazed window to the front, double glazed door to the front, radiator and under-stairs cupboard.

LIVING ROOM

16' 7" max x 13' 3" max (5.05m max x 4.04m max) Double glazed bay window to the front aspect, radiator and an open fire place.

DINING ROOM

15' 2" max x 13' 5" max (4.62m max x 4.09m max) Two double glazed windows to rear overlooking the rear garden, feature brick built fireplace with wooden mantle, double radiator and a doorway to the kitchen.

RECEPTION ROOM

15' 9" max x 11' 6" max (4.80m max x 3.51m max) Double glazed bay window to the front, radiator, door to utility and stairs rising to landing.

KITCHEN

13' 0" max x 10' 11" max (3.96m max x 3.33m max) Double glazed windows to the side and rear with double glazed door to the rear, fitted kitchen comprising range of wall and base units with work surfaces over incorporating Butler sink, space and plumbing for dishwasher, gas cooker, electric oven and cooker-hood.

UTILITY ROOM

20' 2" max x 7' 11" max (6.15m max x 2.41m max) Double glazed window to the rear with further double glazed door leading to garden, work surfaces, space and plumbing for washing machine, boiler.

BEDROOM 7

18' 6" x 11' 1" (5.64m x 3.38m) 18Double glazed window to the front and radiator.

SHOWER ROOM

Double glazed window to the rear, WC, his and hers wash hand basin, shower cubicle and heated towel rails.

FIRST FLOOR BEDROOM 1

13' 5" x 12' 2" (4.09m x 3.71m) Double glazed window to the front and radiator.

FIRST FLOOR BEDROOM 2

17' 0" x 9' 7" (5.18m x 2.92m) Two double glazed windows to the front, radiator.

FIRST FLOOR BEDROOM 3

12' 6" x 8' 6" (3.81m x 2.59m) Double glazed window to the rear and radiator.

SECOND FLOOR

SECOND FLOOR BEDROOM 4

19' 6" x 9' 1" (5.94m x 2.77m) Double glazed window to the front and radiator.

SECOND FLOOR BEDROOM 5

15' 1" x 11' 9" (4.60m x 3.58m) Double glazed window to the rear and radiator.

SECOND FLOOR BEDROOM 6

18' 10" max x 8' 2" max (5.74m max x 2.49m max) Double glazed window to the rear and radiator.

ANNEXE

ANNEXE KITCHEN

9' 10" x 8' 3" (3.00m x 2.51m) Double glazed window to the rear and Velux to the side, base units with work surfaces, stainless steel sink/drainер and radiator.

ANNEXE LOUNGE

14' 8" max x 13' 2" max (4.47m max x 4.01m max) Double glazed window and door to the rear leading to balcony.

ANNEXE BATHROOM

Double glazed window to the rear, WC, wash hand basin and bath with mixer taps.

ANNEXE BEDROOM

10' 11" x 4' 9" (3.33m x 1.45m) Velux window to the side and radiator.

REAR GARDEN

Patio area adjoining property leading to area mainly laid to lawn, outbuilding measuring 20' 4" x 9' 4" (6.20m x 2.84m) having double glazed window and door, light and power provided.

OFF ROAD PARKING

To the front of the property there is an area for off road parking.

AGENTS NOTES

Council Tax Band A

EPC Rating D

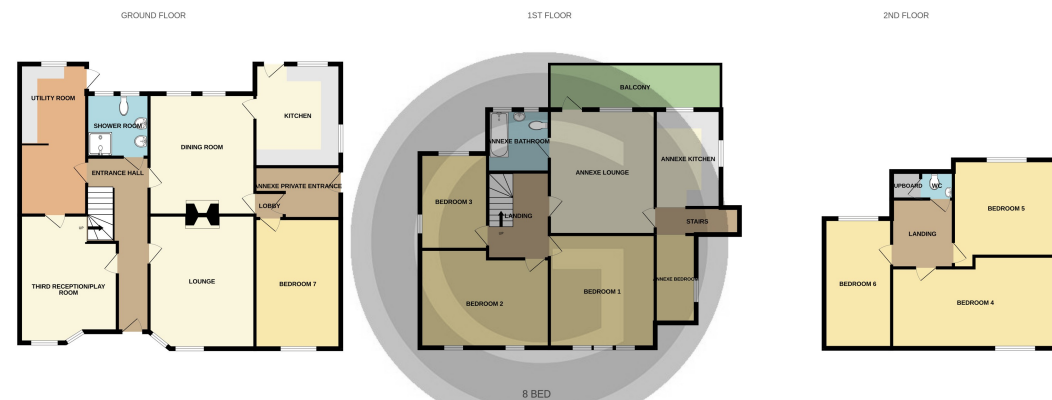
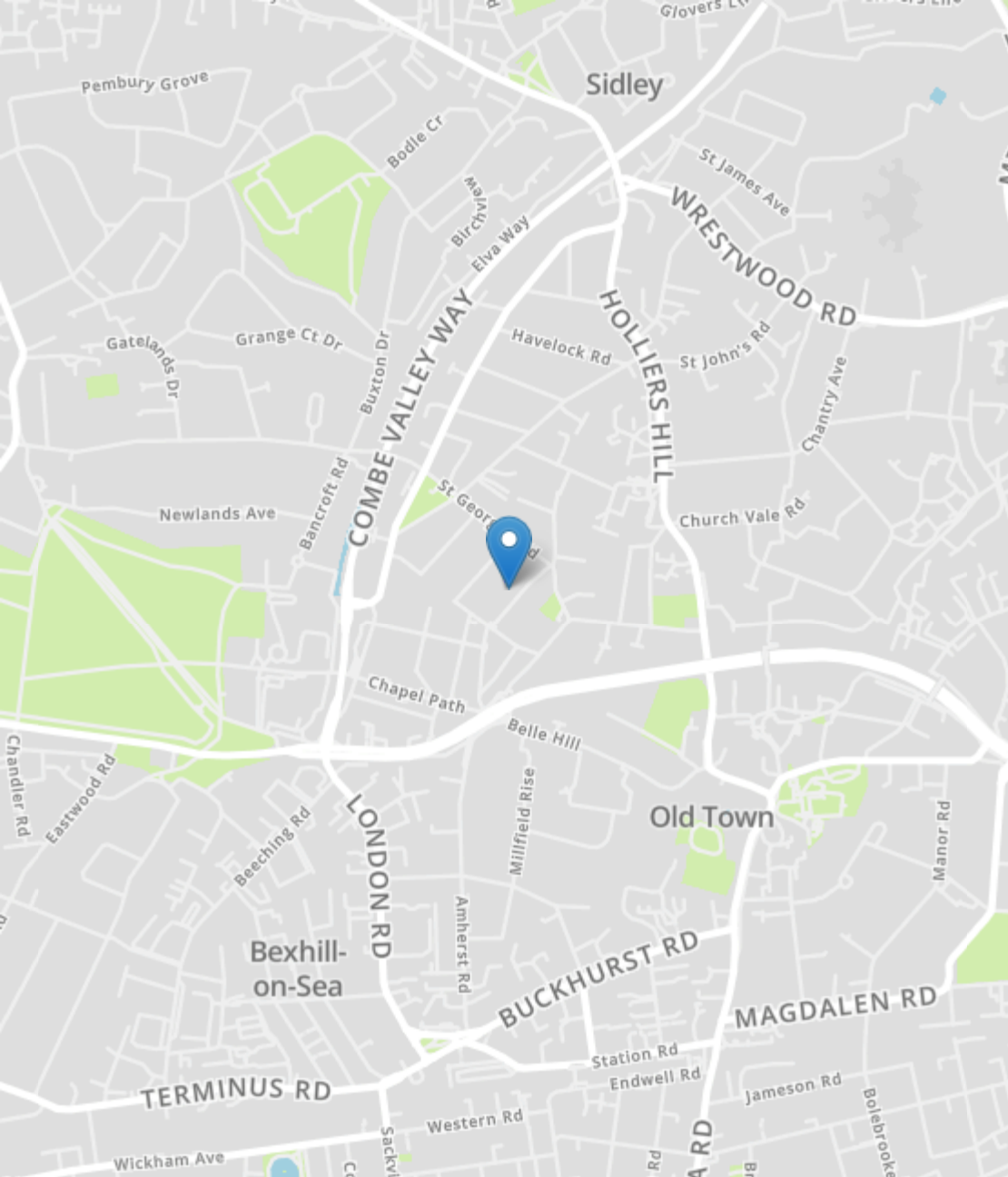
VIEWING ARRANGEMENTS

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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