



139 DORSET ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2HU

£340,000 LEASEHOLD



VESTIBULE

Accessed via private glazed front door with original leaded light inserts, tiled floor, further glazed door opening into the entrance hall.

ENTRANCE HALL

Ceiling coving, fitted smoke alarm, radiator, useful study area, tiled flooring, door to cloakroom/WC.

CLOAKROOM/WC

Double glazed patterned window to the side, low level WC and wall mounted wash hand basin

LIVING ROOM

16' 5" x 13' 4" (5.01m x 4.06m) Double glazed windows and French doors to the rear with the latter giving access onto the private rear garden, original ceiling coving, television point, picture rail, three radiators,

DINING ROOM

14' 8" x 11' 3" (4.48m x 3.43m) Replacement double glazed window to the side, picture rail, large useful built in under stairs storage cupboard with double glazed patterned window to the side, double radiator with thermostatic control, wood flooring, leading through to an inner hallway.

KITCHEN

10' 11" x 8' 7" max (3.33m x 2.62m max) Replacement double glazed window to the side, a superb modern fitted kitchen comprising range of wood effect working surfaces incorporating ceramic sink and drainer unit with central mixer tap, further range of matching wall and base cupboards with fitted drawers, under cabinet LED effect lighting, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for freestanding oven with tiled splash back, stainless steel extractor hood over, space for tall fridge/freezer.

INNER HALLWAY

Replacement double glazed double doors to the side giving access to the private rear garden, fitted smoke alarm, radiator, tiled flooring, further doorway through to the kitchen, further door into shower room/WC.

BEDROOM 1

20' 10" into bay x 13' 4" (6.35m into bay x 4.06m) An extremely spacious bay fronted bedroom having feature double glazed bay window to the front overlooking the front garden, original ceiling coving, picture rail, two double radiators, feature recessed open fireplace with wood burning stove incorporated and decorative surround, telephone point, two wall light points and wood flooring.

BEDROOM 2

11' 5" x 9' 9" (3.47m x 2.98m) Double glazed window to the front overlooking the front garden, original ceiling coving, picture rail, built in wardrobe, double radiator with thermostatic control

SHOWER ROOM/WC

Two double glazed patterned windows to the rear, part tiled walls, matching white suite comprising of a walk in shower cubicle with shower screen and rain effect shower, low level WC, pedestal wash hand basin, double radiator with thermostatic control. Wall mounted gas boiler.

GARDENS

Adjacent to the rear of the property there is a well maintained secluded rear garden which is partly laid to lawn, there is a paved patio and hard standing seating area, there are raised well planted flower beds containing a number of flowering plants and shrubs, access into the garage, outside water tap, side gated access. The front garden is mainly laid to lawn with pathway leading to the front door. To the side there is a driveway which provides off road parking and leads to the garage.

GARAGE & OFF ROAD PARKING

Up and over door, further door to rear garden plus off road parking to front.

AGENTS NOTES

Lease: Approx 900 + years

Service Charge: As and when

Council Tax Band A

EPC Rating D

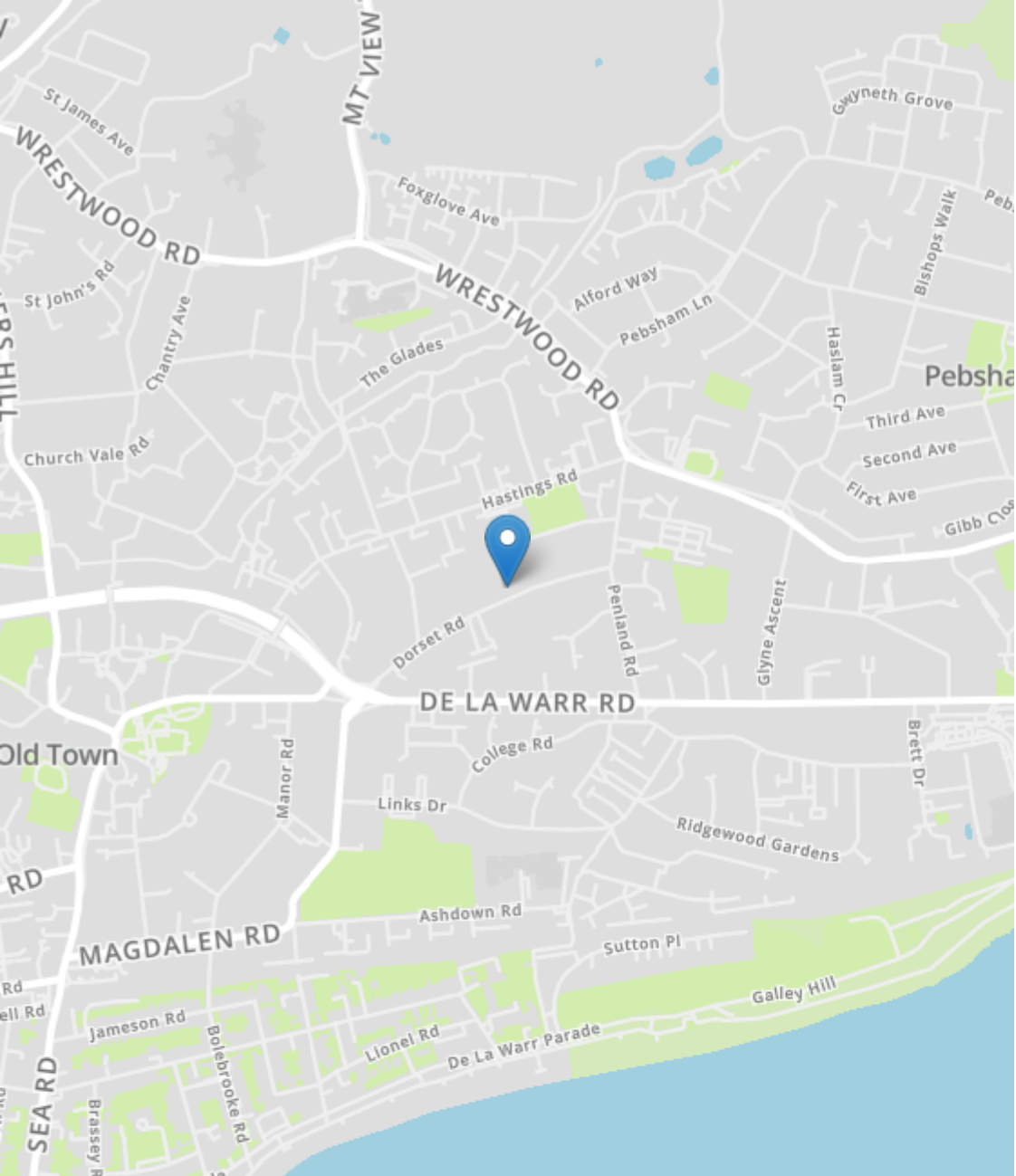
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

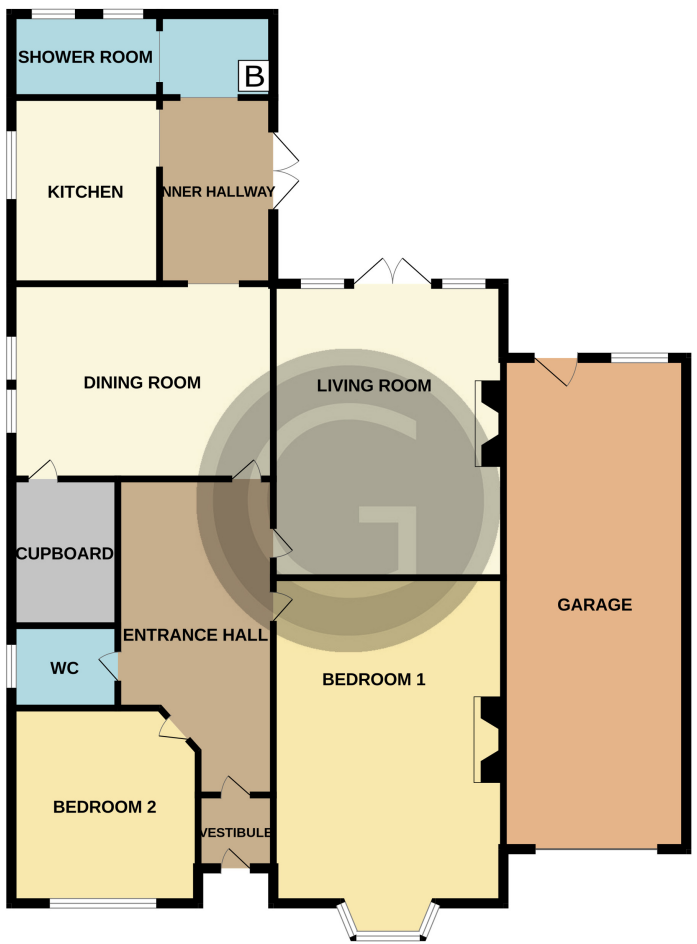
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GROUND FLOOR



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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