



30 SEABOURNE ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2SW

£367,500 FREEHOLD



ENTRANCE PORCH

Having windows to the side and front, further door leading into the entrance hall.

ENTRANCE HALL

Single radiator, access to the roof space via loft ladder with power and light provided, boiler cupboard with gas central heating and domestic hot water boiler.

KITCHEN BREAKFAST ROOM

17' 7" x 8' 7" (5.36m x 2.62m) Window to the front, fitted kitchen comprising a range of wall and base units with laminate straight edge worktops over incorporating single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for cooker with gas connection, space for fridge/freezer, breakfast bar.

LIVING ROOM

19' 5" x 12' 0" (5.92m x 3.66m) Two single radiators, herringbone hardwood flooring, living flame coal gas effect fire set in brick fireplace.

CONSERVATORY

13' 1" x 8' 10" (3.99m x 2.69m) Being of UPVC double glazed construction overlooking and giving access to the rear garden, tiled floor.

BEDROOM 1

11' 2" x 10' 7" (3.40m x 3.23m) Window to the rear, single radiator, built-in wardrobe cupboard.

BEDROOM 2

9' 6" x 8' 7" (2.90m x 2.62m) Window to the side, radiator, built-in wardrobes.

BATHROOM

Frosted glass windows to the rear, a fitted suite comprising walk in shower cubicle with chrome controls and chrome showerhead, WC with low level flush, wash hand basin with vanity unit beneath, tiled walls, single radiator, tiled floor.

REAR LOBBY

Having door to the rear patio.

FRONT GARDEN

The front garden is mainly laid to lawn with well kept shrub and flowerbeds, extensive off road parking can be found on two different hard standing areas, wrought iron gates, mature shrubbery, plants and trees of various kinds, side access is available.

GARAGE

15' 0" x 9' 1" (4.57m x 2.77m) Accessed via up and over door, power and light, personal door to the side.

REAR GARDEN

A particular feature to the property with Southerly aspect, extensive in size, mainly laid to lawn with patio areas suitable for alfresco dining, outside water tap, greenhouse, enclosed with a combination of fencing and mature hedging to the sides, trellising to the rear offering privacy and seclusion.

AGENTS NOTES

Council Tax Band C

EPC Rating D

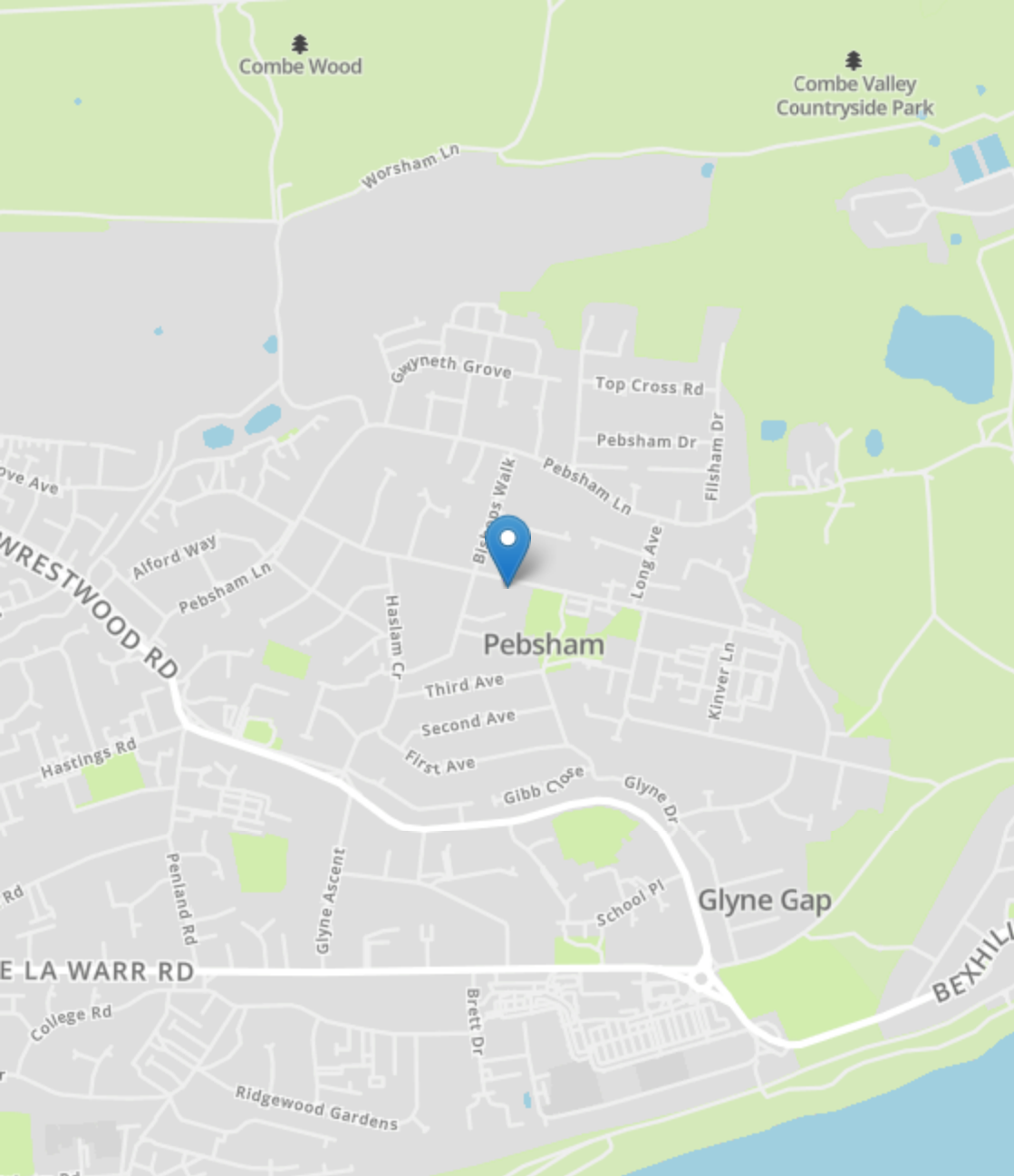
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

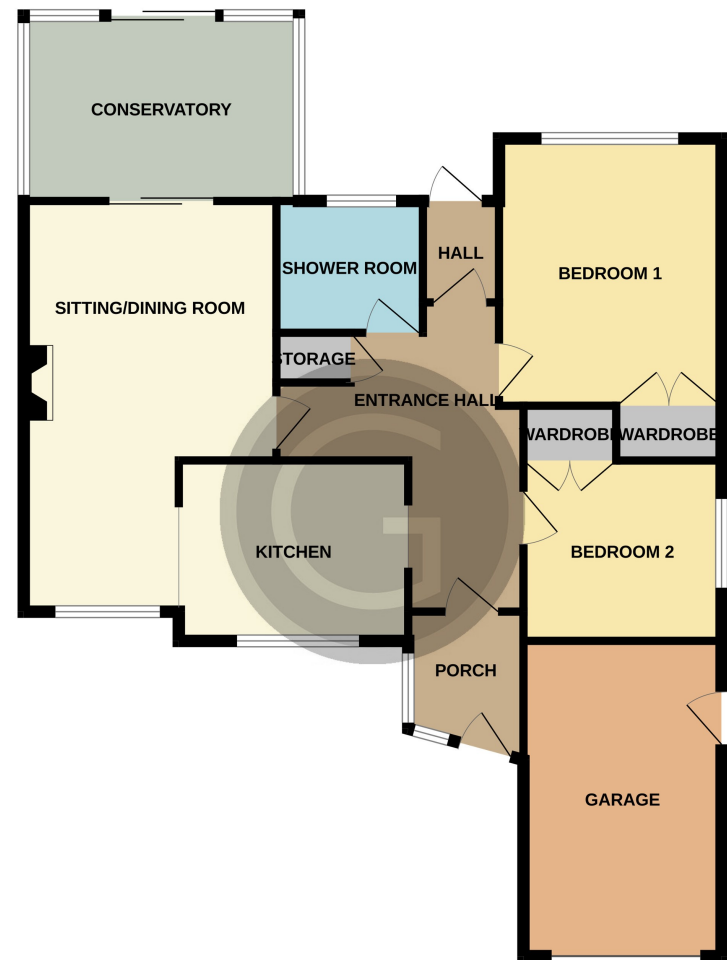
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must 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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