



3 ALFRISTON CLOSE, BEXHILL ON SEA, EAST SUSSEX TN39 4NH

£495,000 FREEHOLD





**ENTRANCE PORCH**

Accessed via a double glazed door, tiled flooring, further door leading into the entrance hall.

**ENTRANCE HALL**

Stairs rising to the first floor landing, radiator, useful under stairs storage cupboard, airing cupboard housing hot water cylinder,

**L-SHAPE LOUNGE/DINING ROOM**

23' 0" x 18' 4" (7.01m x 5.59m) An L-shaped dual aspect room having two double glazed windows to the front and side, three radiators, feature flame effect electric fire, serving hatch through to the kitchen.

**KITCHEN**

14' 5" x 9' 0" (4.39m x 2.74m) Double glazed window and door to the side, a fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating 1.5 bowl stainless steel sink and drainer unit with central chrome mixer tap over, inset Neff gas hob with extractor hood over, fitted eye level AEG double electric fan oven (self cleaning), space & plumbing for washing machine & dishwasher, space for fridge/freezer, tiled splash-back, breakfast bar area, spotlights.

**BEDROOM ONE**

19' 0" x 13' 1" (5.79m x 3.99m) Frosted borrowed light window to the porch with double glazed windows and single glazed doors into the conservatory, television point, radiator.

**CONSERVATORY**

12' 2" x 9' 10" (3.71m x 3.00m) Single glazed windows to both side and rear beneath a polycarbonate roof with , sliding glazed door giving access onto the rear garden, radiator, power and light.

**BEDROOM THREE**

14' 9" x 12' 2" (4.50m x 3.71m) Double glazed window to the rear, radiator, built-in wardrobe, television point.

**GROUND FLOOR BATHROOM**

8' 6" x 6' 11" (2.59m x 2.11m) Two double glazed frosted windows to the side, fitted bathroom comprising panelled bath, shower cubicle, low level WC, pedestal wash hand basin, fitted storage cupboard, tiled walls, heated towel radiators.

**FIRST FLOOR LANDING**

Double glazed window to the side, storage cupboard.

**BEDROOM TWO**

18' 4" x 12' 2" (5.59m x 3.71m) Double glazed window to the front, eaves storage cupboards, television point, radiator.

**SHOWER ROOM**

6' 11" x 6' 3" (2.11m x 1.91m) Double glazed frosted window to the side, fitted suite comprising shower cubicle with electric shower incorporated, low level WC, floating sink, door to eaves storage.

**FRONT GARDEN**

To the front there is a driveway providing off road parking for multiple vehicles and leads up to an integral garage, small area of lawned garden.

**GARAGE**

19' 8" x 9' 2" (5.99m x 2.79m) Accessed via up and over door with power and light provided, personal door leading to the rear garden.

**REAR GARDEN**

To the rear of the property there is a patio area, a large area of lawn, flowerbeds housing mature plants and trees, large Koi fish pond, shed and side access.

**AGENTS NOTES**

Council Tax Band D

EPC Rating E

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

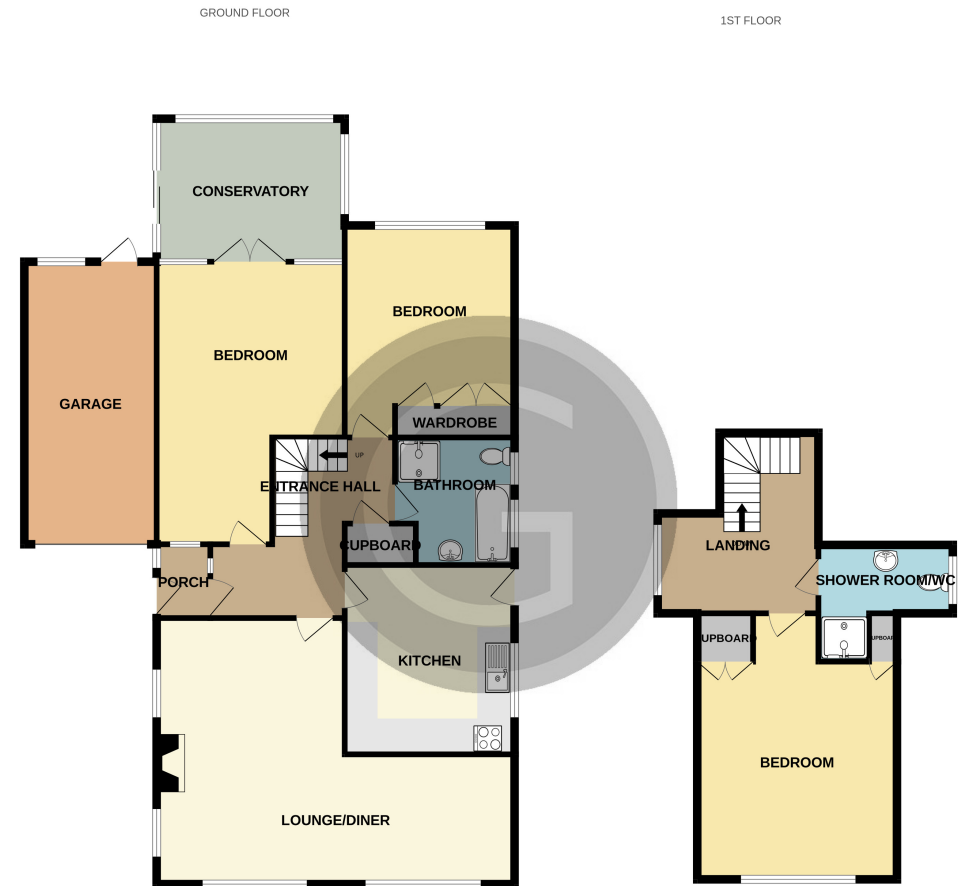
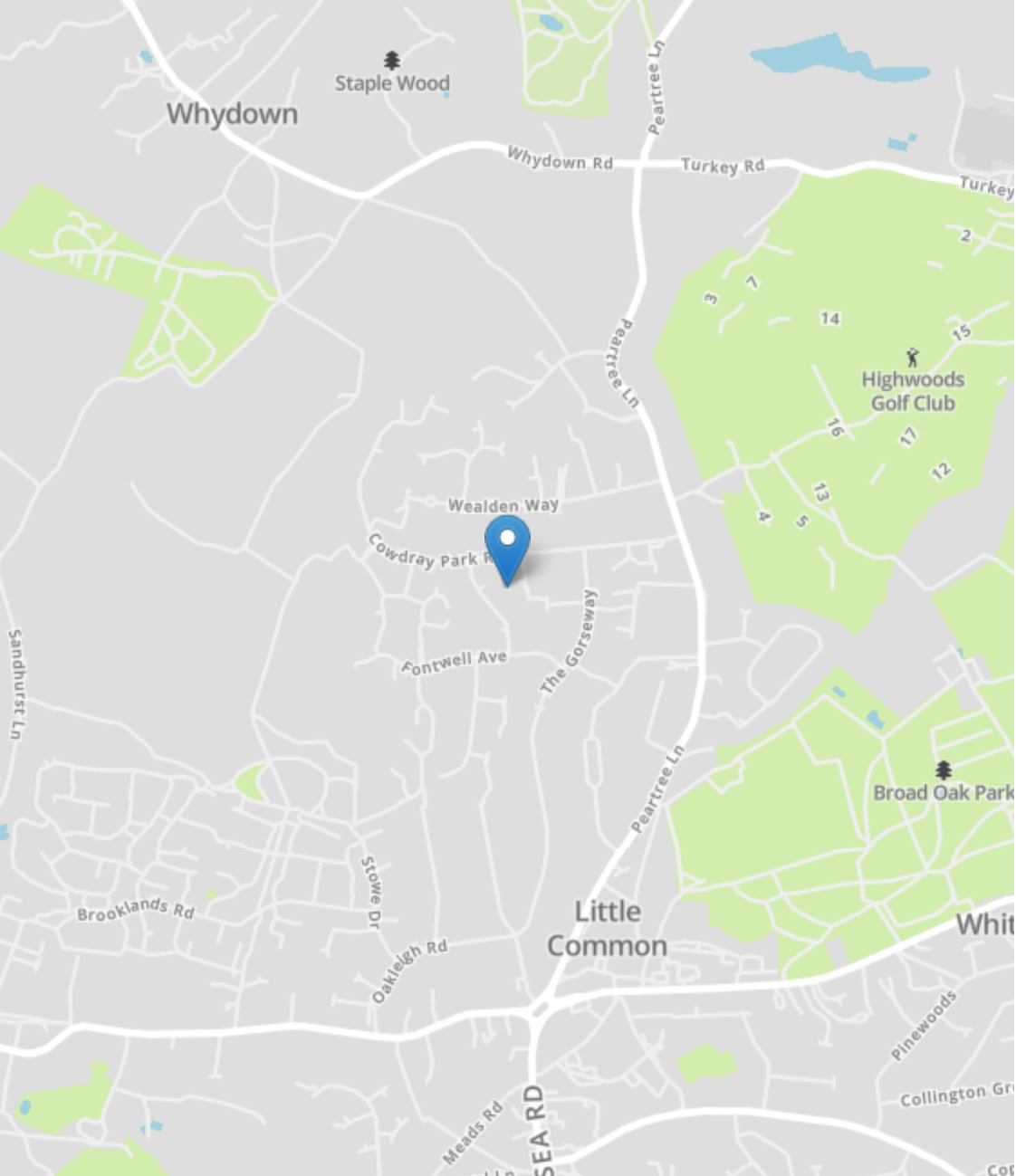
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must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









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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